



17 Ganders Mead | £460,000

Nursling, Hampshire, SO16 0BP





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Summary

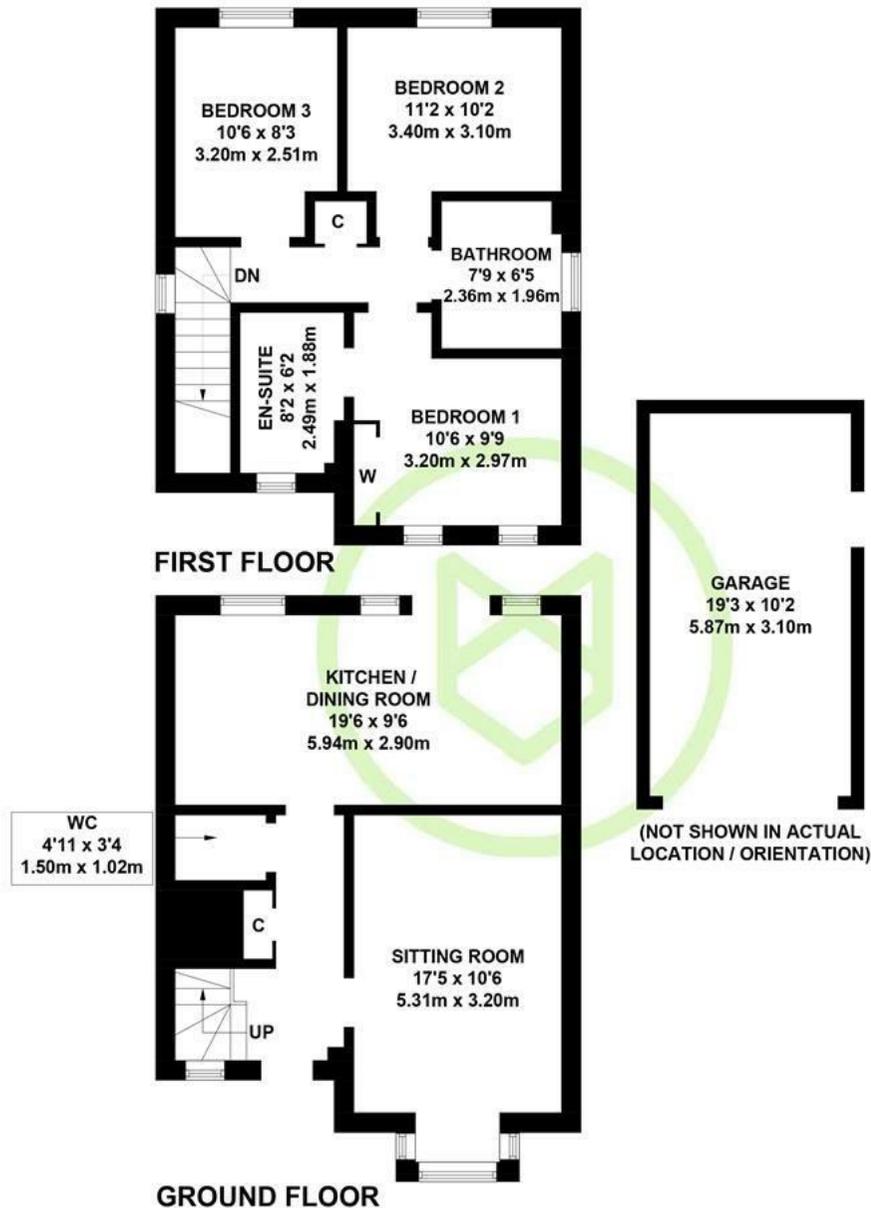
An immaculately presented detached home, forming part of the highly sought-after 'Fen Meadows' development in Nursling and constructed in 2019, offering stylish and spacious accommodation throughout. The property boasts three well-proportioned double bedrooms, including a generous principal suite with a en-suite shower room, alongside a contemporary family bathroom. The ground floor features a cosy sitting room with an attractive bay window, a useful downstairs WC and an impressive open-plan kitchen/dining area to the rear. Externally, the home benefits from a pleasant rear garden, while to the front there is driveway parking leading to a garage

Features

- Immaculate detached house
- Three double bedrooms
- Modern en-suite and bathroom
- Open plan kitchen/dining area
- Driveway parking leading to garage
- Located within the desirable 'Fen Meadows' development in Nursling

EPC Rating

Energy Efficiency Rating
Current B
Potential A



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 474 SQ FT / 44.0 SQ M
FIRST FLOOR = 463 SQ FT / 43.0 SQ M
GARAGE = 195 SQ FT / 18.1 SQ M
TOTAL = 1132 SQ FT / 105.1 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1281523)

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Ground Floor

Upon entry, a welcoming entrance hall sets the tone for the home and provides access to the sitting room, the impressive kitchen/dining area, a downstairs cloakroom fitted with WC and wash basin, and stairs rising to the first-floor landing. The sitting room is a generous and comfortable space, enhanced by a large bay window that floods the room with natural light. To the rear, the open-plan kitchen/dining room forms the true heart of the home, offering ample space for a dining table and chairs alongside a sleek, modern kitchen fitted with a range of built-in appliances including a double oven, hob with extractor over, washing machine, dishwasher and fridge/freezer. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

First Floor

The first-floor landing leads to all three bedrooms, the family bathroom and a useful storage cupboard, offering a well-balanced and practical layout. The principal bedroom is a spacious double with built-in wardrobes and a stylish, modern en-suite comprising a shower cubicle, WC and wash basin. Bedroom two is another generous double, while bedroom three is a comfortable small double overlooking the rear garden, ideal as a bedroom, nursery or home office. The family bathroom is finished in a contemporary style and features a shower over bath, WC and wash basin.

Outside

The rear garden features a generous adjoining patio, creating an ideal space for outdoor seating and entertaining during the warmer months. The remainder is laid to lawn, offering a blank canvas for keen gardeners or a safe and versatile area for children to play. A useful side gate provides convenient access to the driveway, along with a personnel door leading into the side of the garage.

Parking

Tandem driveway parking leading to garage

Location

The village of Nursling is located in between the city of Southampton and Romsey, allowing for easy access to both, as well as road and rail links with a direct line to London Waterloo from Southampton Central or Parkway. Within Nursling there is a small grocery store, several public houses including The Four Horseshoes, The Horns and The Walnut Tree Inn. Nearby you can find Romsey Golf Course and reputable local schooling for ages.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

Buying on

Estate Charge

£527.64 per annum

Infant and Junior School

Nursling Ce Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band D

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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