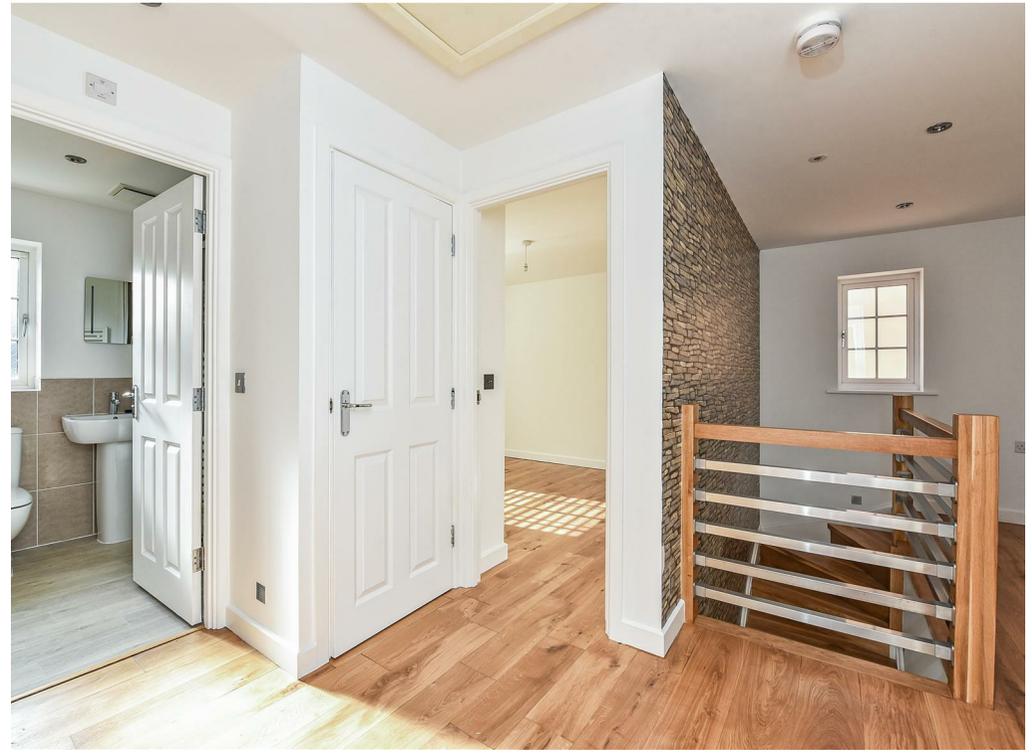




£680,000

HenshawFox



29 Magnolia Walk

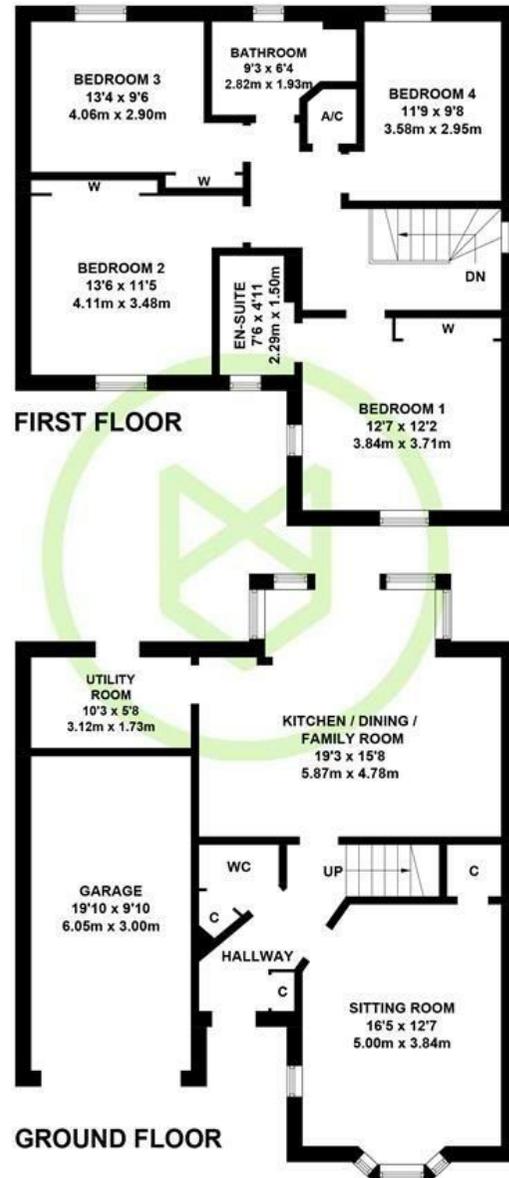
Romsey, Hampshire, SO51 0PY

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 863 SQ FT / 80.2 SQ M
 (INCLUDING GARAGE)
 FIRST FLOOR = 774 SQ FT / 71.9 SQ M
 TOTAL = 1637 SQ FT / 152.1 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1024074)

Summary

A stunning detached home located within the exclusive Magnolia Walk development, built by 'David Wilson Homes' in 2014 and offered with no chain. The spacious and light accommodation offers four double bedrooms, luxury en-suite to bedroom one, four-piece family bathroom, sitting room, stunning kitchen/dining/family room overlooking the south facing garden, utility room, downstairs WC, driveway parking and garage.

Features

- A stunning detached home located within the exclusive Magnolia Walk development
- No forward chain
- Stylish tiled and wood flooring throughout and underfloor heating to the hallway, kitchen/dining/family room and utility room
- South facing rear garden
- Four double bedrooms, en-suite and four piece family bathroom
- Refitted kitchen with 'Miele' appliances and 'Rangemaster' oven
- Garage and driveway parking

EPC Rating:

Energy Efficiency Rating

Current 84

Potential 92

29 Magnolia Walk

Romsey, Hampshire, SO51 0PY

Accommodation

Ground Floor

A door opens into the spacious entrance hallway which benefits from underfloor heating, fitted storage, and provides access to the first floor via the staircase, access to the downstairs WC, the sitting room and the kitchen/dining/family room. The downstairs WC has been fitted with a white suite comprising WC and hand wash basin, access is provided to a storage cupboard. The sitting room has a pleasant bay window overlooking the front of the home and has access to the under stairs storage cupboard. Located at the rear of the home the elegant kitchen/dining/family room is a fantastic space for both entertaining and family alike, the perfect space for modern living. The kitchen is fitted with a range of cupboards and drawers, island with breakfast bar, 'Rangemaster' oven with 'Rangemaster' extractor canopy over, 'American' fridge/freezer, 'Miele' dishwasher and 'Miele' microwave. A door opens to the utility room which has fitted cupboards a door opening to the rear garden, the kitchen and utility room have underfloor heating.

First Floor

The first floor landing provides access to the four double bedrooms and the airing cupboard. Bedroom one is a large double room with a window overlooking the front of the home and benefiting from two fitted wardrobes. A door opens to the en-suite which has been fitted with a white suite comprising of WC, wash basin and enclosed double shower cubicle. Bedroom two is another double room benefiting from fitted wardrobes and a window overlooking the front of the home. Bedrooms three and four are both generous double rooms and both overlook the rear of the home, bedroom three also has fitted wardrobes. The family bathroom has been fitted with a four piece white suite comprising WC wash basin, bath, enclosed shower cubicle and heated towel rail.

Outside

The rear garden offers has a pleasant southerly aspect, a patio area adjoins the rear of the home leading to a lawn area, enclosed with wood panel fencing. A gate provides side access to the front of the home.

Parking

Driveway parking is provided to the front of the home leading to the integral garage which has an up and over door, power and lighting.

Location

Magnolia Walk is an exclusive development built in 2014 by David Wilson Homes. Located to the north east of Romsey this pleasant and very popular area includes park areas, a nature reserve with wonderful walks, a local shop and other excellent amenities.

Sellers Position

No forward chain

Age

2014

Tenure

Freehold

Heating

Gas central heating

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

Romsey School

Council Tax

Band F - Test Valley Borough Council

Terms and Conditions

Terms and Conditions 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. It should not be assumed that the property remains the same as shown in the photographs

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