



£495,000

HenshawFox

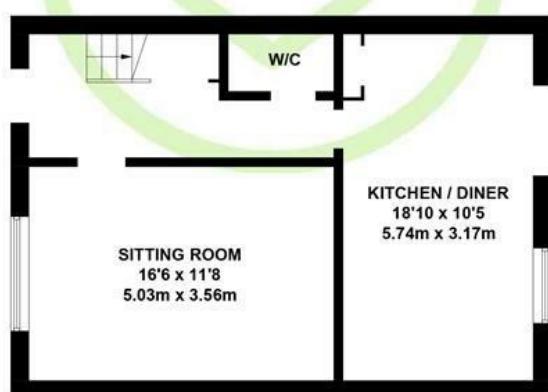
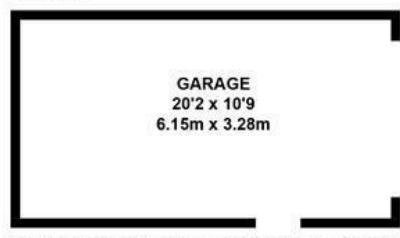


**16 North Road**  
Romsey, Hampshire, SO51 5AE

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= Reduced headroom below 1.5m / 5'0



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 517 SQ FT / 48 SQ M  
FIRST FLOOR = 517 SQ FT / 48 SQ M  
GARAGE = 218 SQ FT / 20.3 SQ M  
TOTAL = 1252 SQ FT / 116.3 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID887308)

## Summary

Built by Wyatt Homes in 2019, this beautifully presented modern home is located within the highly desirable development of Luzborough Green. The accommodation comprises spacious sitting room, open plan kitchen/dining room and downstairs WC. Upstairs, you have three bedrooms, one with en-suite and a family bathroom. Outside you have off road parking for two cars, garage and a landscaped westly facing rear aspect.

## Features

- Located on the desirable Luzborough Green development and built by Wyatt Homes in 2019
- Beautifully presented three bedroom home
- Halterworth Primary and The Mountbatten School catchment area
- Stylishly presented en-suite and family bathroom with 'Porcelanosa' tiles
- Westley facing rear aspect
- Offered with no onward chain

**EPC Rating:**  
Energy Efficiency Rating  
Current 85  
Potential 96

# 16 North Road

Romsey, Hampshire, SO51 5AE

## Accommodation

### Ground Floor

The inviting entrance hallway provides access to sitting room, kitchen/dining room, staircase leading to first floor landing and downstairs cloakroom comprising WC and wash basin. The spacious sitting room is located at the front of the home, this room comprises large window providing lots of light with plantation shutters and soft coving which continues throughout the whole of the downstairs. The kitchen/dining room has a selection of base and eye level storage units and abundance of 'Neff' built in appliances which include combi oven and microwave, further oven, induction hob, dishwasher and washing machine. Ample dining space provided, access to under stairs storage cupboard and double doors leading to the adjoining patio in the rear garden. The homes also benefits from water softener, security and alarm system.

### First Floor

The first floor landing provides access to all three bedrooms, loft hatch and airing cupboard. The principal bedroom benefits from built in sliding door wardrobe and en-suite comprises walk in shower, WC, wash basin and full height heated towel rail. Bedroom two, another double room, also has built in wardrobes. Bedroom three is also a double bedroom but could be the perfect home office, dressing room or playroom. The family bathroom comprises shower over bath, WC, wash basin and heated towel rail. Both the bathroom and en-suite have been fully tiled with exquisite 'Porcelanosa' tiles.

### Outside

The westly facing rear garden has been beautifully executed. The adjoining patio from the back of the home creates a superb entertainment space with pergola allowing a high level of privacy. Further from the patio, the garden is mainly laid to lawn with bordered mature shrubs and plants, a retaining brick built wall provides further seclusion, access to the garage is provided at the very rear of the garden.

### Parking

There is off road parking to the front for two cars, an additional off road space in front of garage for small vehicle. The large garage has been cleverly re-designed to give extra room which could be playroom, gym or just for garden storage, with ample mezzanine storage above and in the eaves.

### Location

Romsey is a bustling market town with a wide range of facilities, including a train station and local shops including a Waitrose super store, together with a variety of excellent restaurants and public houses. From Luzborough Green there are good connections to the M27 and M3, giving access to Southampton, Southampton Airport, Salisbury and Winchester with a mainline service to London Waterloo (55 mins). Romsey is only a short drive away from the New Forest famous for its New Forest ponies, excellent equestrian facilities and a huge network of walks and cycle paths

### Age 2019

### Heating

Gas central heating

### Windows

UPVC double glazed

### Primary School

Halterworth School

### Secondary School

The Mountbatten School

### Council Tax

Test Valley - Band D

## 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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