



£670,000

HenshawFox

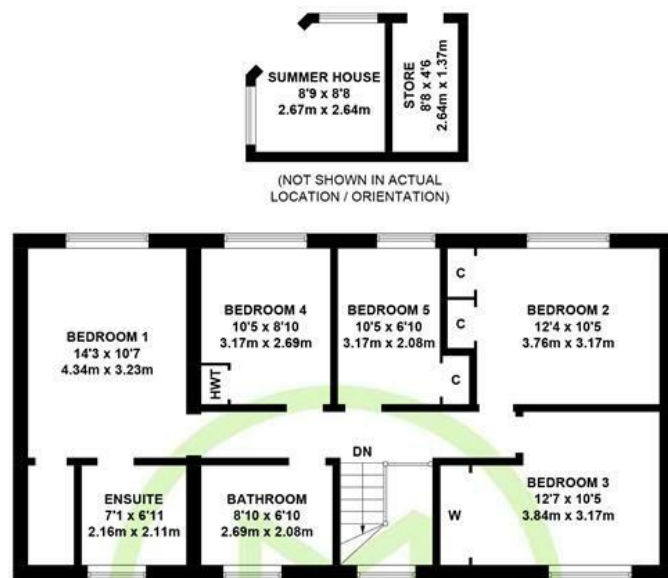


34 Brookfields

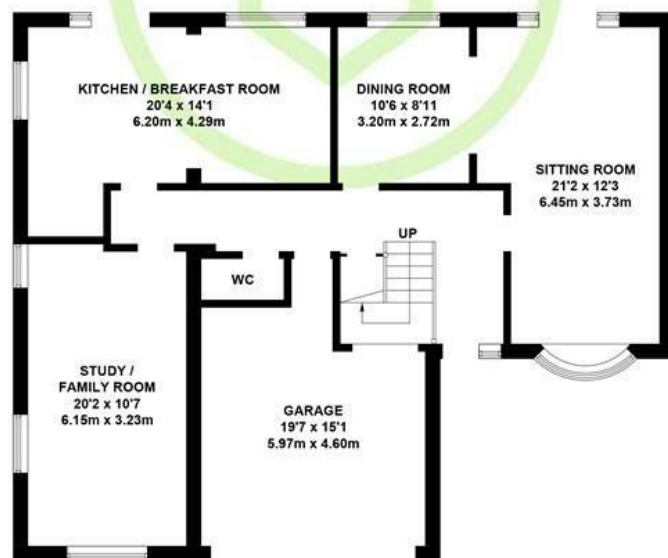
West Wellow, Romsey, Hampshire, SO51 6GS

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FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1275 SQ FT / 118.5 SQ M
 FIRST FLOOR = 906 SQ FT / 84.2 SQ M
 SUMMER HOUSE / STORE = 111 SQ FT / 10.3 SQ M
 TOTAL = 2292 SQ FT / 213.0 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID967908)

Summary

Positioned on a generous corner plot measuring approximately 0.20 of an acre, this spacious detached family home offers five bedrooms, refitted ensuite shower room and walk in wardrobe to bedroom one, a four piece family bathroom, sitting room opening into dining room, family room/study, refitted kitchen/breakfast room, downstairs WC, private rear garden, a large block paved driveway and double garage.

Features

- An excellent detached family home
- Positioned on the edge of the popular Brookfields development
- Large corner plot measuring approximately 0.20 of an acre
- Five bedrooms with refitted ensuite and four piece family bathroom
- Sitting room, dining room, family room, refitted kitchen/breakfast room
- Integral garage
- Ample driveway parking

EPC Rating:

Energy Efficiency Rating

Current 65

Potential 82

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Accommodation

Ground Floor

The front door opens into the entrance hallway which provides access to the understairs storage cupboard, the downstairs WC, sitting room, dining room, study/family room, kitchen/breakfast room, double garage and first floor via the staircase. The sitting room is a wonderfully light room with a large window overlooking the front of the home, a gas fire place provides the perfect focal point, double doors open out to the garden and an opening leads into the dining room. The dining room has space for a dining suite and a window overlooking the rear garden. The family room has a fitted pull down bed, offering many uses as a room it is currently used as a study but would be a comfortable second sitting room, playroom or potential home office. The kitchen/breakfast room has been refitted with a range of cupboards and drawers, built in 'AEG' double oven, fitted gas hob, integrated 'Bosch' dishwasher, built in washing machine, fridge and freezer. There is a fitted breakfast bar and double doors open out to the rear garden. The downstairs WC has been fitted with a white suite comprising WC and wash basin.

First Floor

The light landing provides access to the five bedrooms and a family bathroom. Bedroom one is a large double room with a window overlooking the rear garden, a doorway leads into the walk in wardrobe which provides terrific storage space, a further door leads to the ensuite which has been recently refitted with a modern white suite comprising WC, wash basin and enclosed shower cubicle. Bedrooms two and bedroom three are both good size double rooms, both benefiting from built in wardrobes. Bedroom four is a good size bedroom housing the airing cupboard and also a fitted bed. Bedroom five is a generous single room benefiting from a built in wardrobe. The family bathroom has been fitted with a four piece white suite comprising WC, wash basin, bath and enclosed shower cubicle.

Outside

The beautifully kept rear garden offers a pleasant south easterly aspect and measures approximately 60ft in width. A block paved area adjoins the rear of the home leading to a large lawn area with an array of established shrub and hedged borders. There is a greenhouse, a pathway providing access to the front of the property, a beautiful summerhouse positioned to enjoy the sun and storage shed. The front garden is mainly laid to lawn with shrub borders.

Parking

A large block paved driveway is located to the front of the home leading to the garage which has a remotely controlled up and over door, power and lighting.

Location

The picturesque and characterful village of West Wellow is located to the south west of Romsey, perfectly positioned for access to the New Forest and good road links to the A36, M27 and beyond. This popular location benefits from nearby local shops, pubs and excellent schools.

Sellers Position

Looking for forward purchase

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, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Age

1980's

Tenure

Freehold

Heating

Gas central heating

Primary School

Wellow Primary School

Secondary School

The Mountbatten School

Council Tax

Band F - Test Valley Borough Council

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