



72 Northlands Road | £500,000
Whitenap, Romsey, Hampshire, SO51 5SE





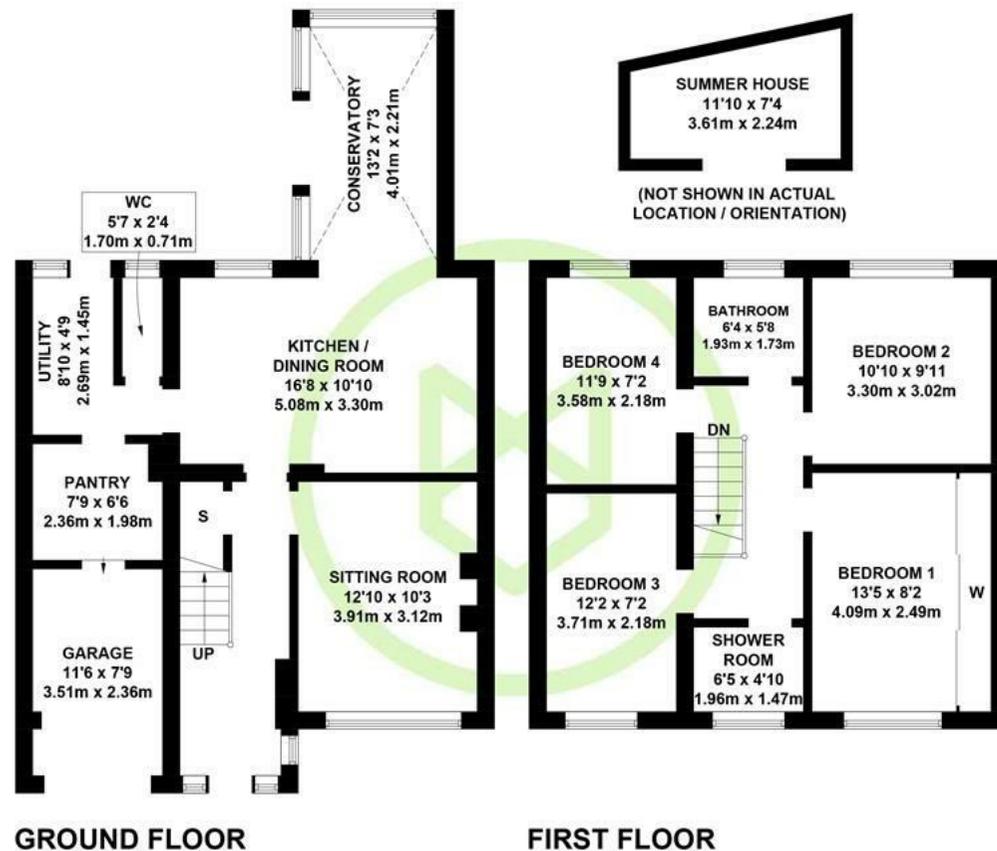
72 Northlands Road
Whitenap, Romsey, Hampshire, SO51 5SE

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

Located in one of Romsey's most sought after residential districts, this extended four bedroom home is positioned within Whitenap and within catchment for Halterworth Primary and The Mountbatten Secondary schools. The accommodation offers four sizeable bedrooms, two family bathrooms, sitting room, a spacious kitchen/dining room, conservatory, utility room, downstairs cloakroom, walk through pantry/store and an internal garage. Additionally, there is driveway parking to the front of the home and a south/east facing rear garden with summerhouse.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 770 SQ FT / 71.5 SQ M
FIRST FLOOR = 618 SQ FT / 57.4 SQ M
SUMMER HOUSE = 73 SQ FT / 6.8 SQ M
TOTAL = 1461 SQ FT / 135.7 SQ M
(INCLUDING GARAGE)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1281455)

Features

- An extended four double bedroom home
- Located within the sought after district of Whitenap
- Expansive open plan kitchen/dining/family room
- Family shower room, separate shower room, downstairs cloakroom and utility area
- Driveway parking leading to integral garage
- Pleasant south/east facing garden with useful summerhouse
- Catchment for Halterworth Primary and The Mountbatten Secondary School

EPC Rating

Energy Efficiency Rating
Current D
Potential C

72, Northlands Road, Whitenap, Romsey, Hampshire, SO51 5SE

Ground Floor

An extended entrance hall welcomes you in from the front, with stairs rising to the first floor, the sitting room set to one side and the kitchen/family space spanning the rear of the property. The sitting room enjoys a large front-facing window, creating a light and comfortable reception room. To the rear, the open-plan kitchen/dining area provides an excellent space for modern living, flowing seamlessly into a conservatory with double doors opening onto the garden, as well as access to the utility room. The ground floor also benefits from a cloakroom with WC and wash hand basin, and a walk-through pantry/store leading through to the garage. The kitchen is fitted with a breakfast bar, generous work surfaces and a range of built-in appliances including an electric oven with gas hob and extractor over, plus an integrated dishwasher, while the utility room offers space for a tall fridge/freezer and washing machine.

First Floor

The spacious first-floor landing provides access to all four bedrooms, the family bathroom and a separate shower room, creating a practical and well-balanced layout. The principal bedroom is a generous double, benefitting from a built-in wardrobe for convenient storage. Bedroom two is another sizeable double and enjoys a pleasant outlook over the rear garden. Bedrooms three and four are both small doubles, offering flexibility for family living, guests or home working. The family bathroom is fitted with an attractive white suite comprising a bath with shower over, WC and wash hand basin, while the separate shower room is equipped with a shower cubicle, WC and wash hand basin, providing added convenience for a busy household.

Outside

The rear garden features an adjoining patio area, ideal for outdoor dining and entertaining, with plenty of space for seating. Beyond this, the garden is predominantly laid to lawn, providing a pleasant open outlook and room for families to enjoy. To the rear, a raised decked area offers a further seating spot and is complemented by a charming summerhouse, creating an attractive and versatile outdoor space.

Parking

Driveway parking to the front for several vehicles, leading to integral garage.

Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.7 miles from the town centre and 1.5 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area

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.

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas

Infant and Junior School

Halterworth 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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