



13 Beech Close | £500,000
Whitenap, Romsey, Hampshire, SO51 5SR





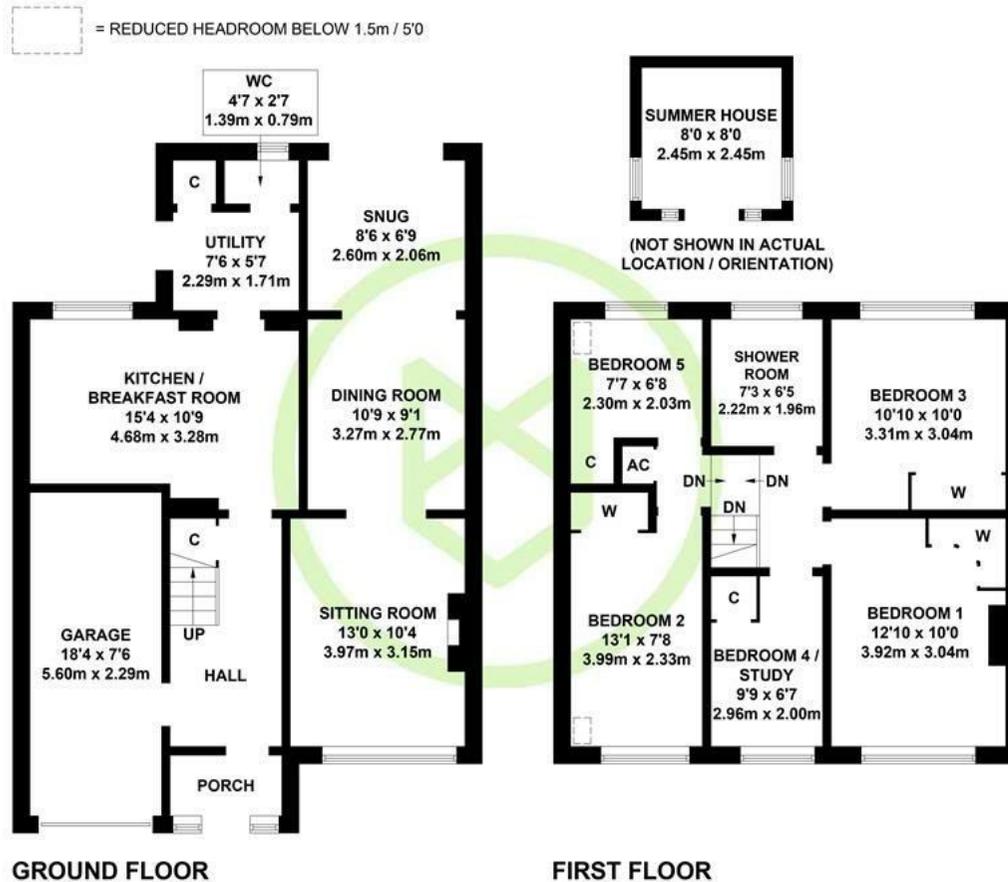
13 Beech Close
Whitenap, Romsey, Hampshire, SO51 5SR

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Summary

Located in a quiet cul-de-sac in Whitenap, and within walking distance of the renowned Halterworth Primary and Mountbatten Secondary Schools, this beautifully kept home boasts spacious and light space suited for modern living. The accommodation comprises five bedrooms, with bedroom five serving well as a potential study, a modern shower room, sitting room, dining area, snug, kitchen/breakfast room, utility area and a useful ground floor WC. Additionally there is driveway parking, a garage, and a private, landscaped westerly facing rear garden.



Features

- Located within a quiet cul de sac and catchment for Halterworth Primary and The Mountbatten Secondary Schools
- Near to excellent local amenities, including a local shop, popular public house, green spaces and bus stops
- Extended semi detached home
- Five bedrooms and a modern family shower room
- Sitting room, dining room and snug
- Kitchen/breakfast room, utility area and ground floor WC
- Driveway parking and garage
- Westerly facing landscaped garden

EPC Rating

Energy Efficiency Rating
Current D
Potential B

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 813 SQ FT / 75.5 SQ M
FIRST FLOOR = 605 SQ FT / 56.2 SQ M
SUMMER HOUSE = 64 SQ FT / 6.0 SQ M
TOTAL = 1482 SQ FT / 137.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1280553)

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Ground Floor

Walking in from the front door, a useful porch area greets you and provides excellent space to hang coats and store shoes. A further door brings you into the hallway, leading to a door on the left accessing the garage, and stairs which present the first floor. A door opens into the kitchen/breakfast room, offering a range of cupboards and drawers, a fitted breakfast bar and space for a range of appliances, including a tall standing fridge/freezer, dishwasher, and oven with gas hob and extractor canopy over. The utility room houses the boiler, a cupboard with space for a washing machine, a door opens to the rear garden and another to the ground floor WC. The dining area opens into a separate snug with sliding doors to the rear garden, there is ample room for a large dining table and chairs, and double doors open to the sitting room. This enjoys the secluded front aspect and is another perfect space for entertaining and spending time with the family.

First Floor

Upstairs the landing provides access to all first floor accommodation, the airing cupboard and loft access. Bedrooms one, two and three are all double rooms and all benefit from fitted wardrobes. Bedrooms four and five would serve well at a study/home office, and both also benefit from storage space. Bedroom five was recently an en-suite, the current owners have informed us that the plumbing is still available and could be reconnected. The shower room has been refitted with a modern white suite, comprising WC, wash basin, walk in shower and heated towel rail.

Outside

The rear garden is accessed from both the snug area as well as utility, with both doors opening out to paving which adjoins the rear of the home. This makes for a sociable space, with an area laid to artificial lawn that follows for easy maintenance. Both sides are bordered with fencing, there are raised flowerbeds and areas for shrubbery. While enjoying a pleasant westerly facing aspect as well as a great deal of privacy, the garden is completed with a summer house.

Parking

There is driveway parking to the front of the home with space for parking up to three vehicles. Furthermore there is also on street parking available on Beech Close and Montfort Road. The driveway leads to a garage which is accessed via an electric roller door.

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 issuing a memorandum of sale, 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

No forward chain, sellers may offer no chain

Age

1965

Tenure

Freehold

Heating

Gas central heating

Primary School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Band C - Test Valley Borough Council

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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