



£599,950

HenshawFox

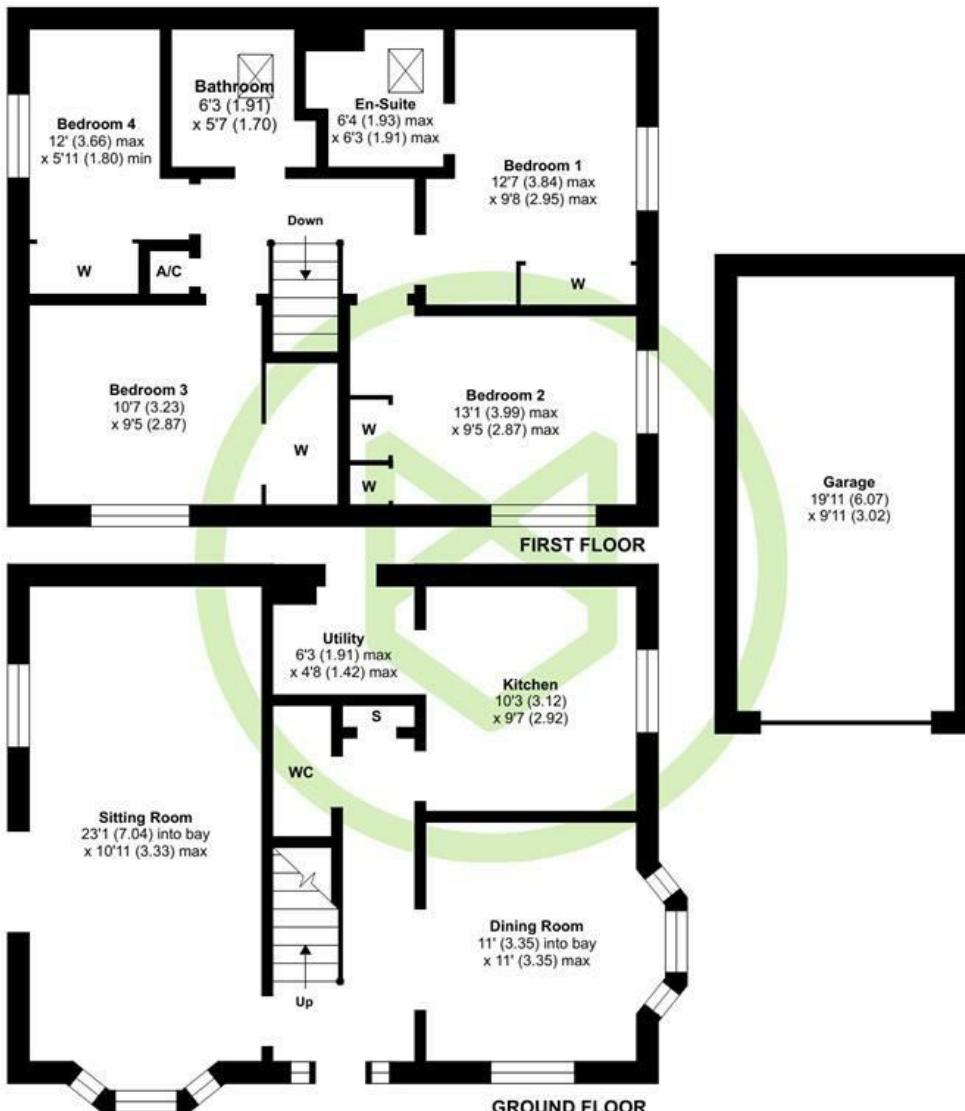


80 Withy Close
Fishlake Meadows, Romsey, Hampshire, SO51 7SA

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Approximate Area = 1228 sq ft / 114 sq m
 Garage = 200 sq ft / 18.5 sq m
 Total = 1428 sq ft / 132.6 sq m
 For identification only - Not to scale



Summary

Located in the desirable district of Fishlake Meadows, this ex-show home was built in 2006 and presents a wonderful opportunity for young families as well as those looking to downsize. Available with no onward chain, this four bedroom detached property comprises well proportioned bedrooms with en-suite to the main bedroom and a family bathroom, a large sitting room, separate dining room, kitchen/breakfast room, utility room and downstairs cloakroom. Outside there is a neat garden with side access, along with a garage and driveway parking.

Features

- Four bedroom detached ex-show home
- Located within the desirable development of Fishlake Meadows
- Kept in good order with opportunity to 'put your own stamp' on the property
- Garage and off road parking
- Large double aspect sitting room opening into the garden
- Kitchen/breakfast room and utility room
- Separate dining room with attractive bay window and double aspect
- Enclosed rear garden
- Family bathroom and en-suite to main bedroom
- No onward chain

EPC Rating:
Energy Efficiency Rating
Current 75
Potential 86



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlc hecom 2022.
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Fishlake Meadows, Romsey, Hampshire, SO51 7SA

Accommodation

Ground Floor

Entering in from the front door, there are stairs straight ahead leading to the first floor, while doorways lead through to the majority of downstairs accommodation. To the left, a large and sociable sitting room enjoys a double aspect with a bay window to the front and double doors opening to the rear garden. A gas fireplace with stone surround provides the perfect focal point. To the right is the dining room which is presented by double doors from the hallway, while also boasting another dual aspect and attractive bay window at the side. The kitchen has a variety of cupboards and drawers built in and also fitted is an electric oven and gas hob with extractor canopy over, along with a composite Franke one and a half bowl sink/drainer. Solid granite surfaces provide ample worktop space and plenty of space for appliances such as a dishwasher and tall standing fridge/freezer. An opening leads through to a handy utility room, which has another sink/drainer and built in cupboard, along with space for a washing machine and door leading to a footpath at the back of the home. This in turn can access the garden as well as leading round to the front of the property and the garage. Furthermore, there is a downstairs cloakroom containing a WC and wash hand basin, as well as an additional storage cupboard in the hallway.

First Floor

The landing presents access to an airing cupboard and each bedroom as well as the family bathroom which serves them all. Bedrooms one and three are both situated at the front of the home and boast useful fitted wardrobes, with the main bedroom in particular enjoying a pleasant double aspect. The third bedroom is currently used a study with fitted units. Bedroom two is another double room with an aspect to the side and is served by an en-suite shower room. This comprises a WC, wash hand basin and an enclosed shower cubicle, with fully tiled flooring and a Velux window. A fourth bedroom is also to the side aspect with a fitted wardrobe and the family bathroom completes the accommodation. There is a white suite to include a WC, wash hand basin and bath with shower over as well as a Velux window.

Outside

A sociable patio area adjoins the side of the home and connects to a gate providing pedestrian access to the front of the property. An area laid to lawn is decorated with various shrubs and small trees, along with potted plants and another seating area at the rear. The garden is enclosed by fencing at each side, and path provides access to the other side of the property which leads round to the garage.

Parking

There is a parking space at the side of the home as well as a garage at the side of the property, situated in a block of three other garages which are all connected to power and light with an electric 'up and over' door. Additionally there is unrestricted parking available on Withy Close itself.

Location

Fishlake Meadows is one of the most sought after districts in Romsey. Connecting to Canal Walk offers a convenient walking distance to Romsey town centre and even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury. Recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

Sellers Position

Age

2006

Heating

Gas central heating

Windows

UPVC double glazed

Primary School

Romsey Primary School

Secondary School

The Romsey School

Council Tax

Band E - 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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