



4 Nerquis Close | £550,000
Romsey, Hampshire, SO51 7LU

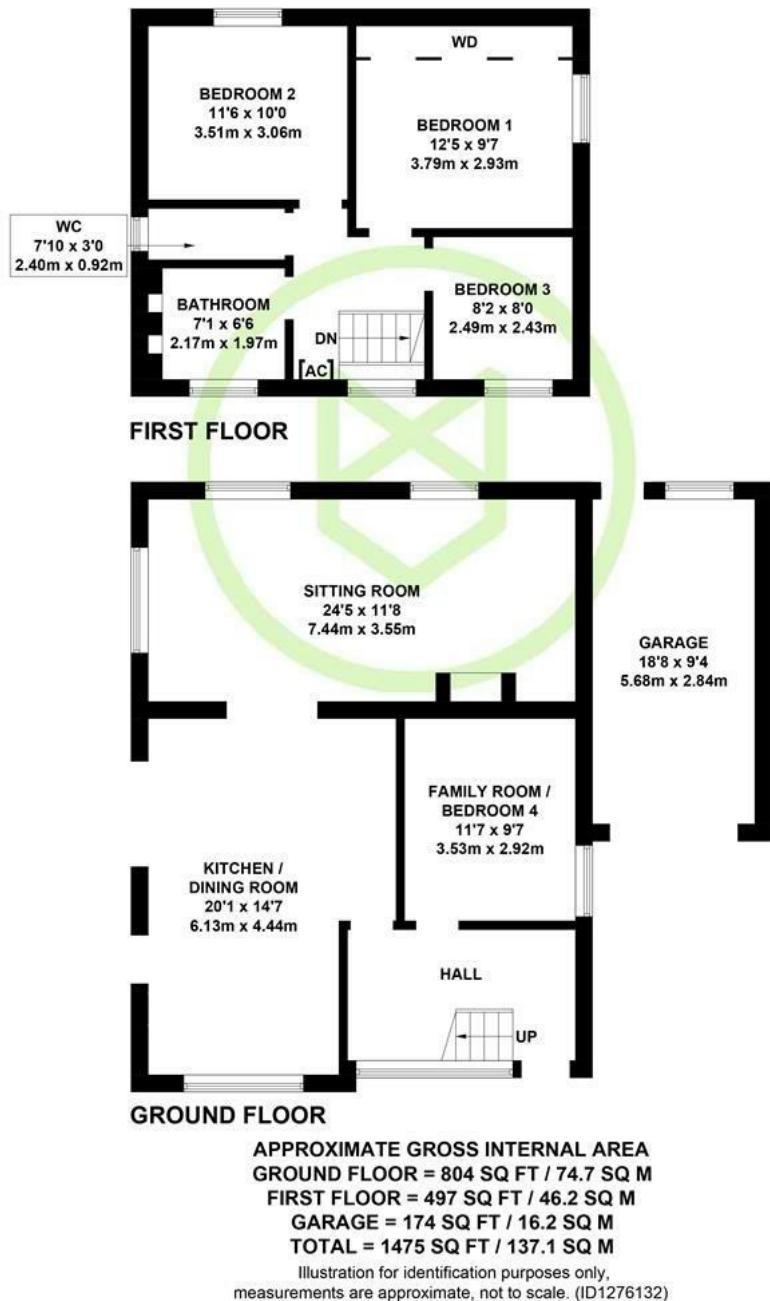
 Henshaw Fox



4 Nerquis Close
Romsey, Hampshire, SO51 7LU

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





Summary

Located in a cul de sac this extended detached home offers wonderfully light accommodation throughout, comprising four bedrooms, family bathroom, additional first floor WC, 24'3 sitting room, dining room with wood burning stove, family room/bedroom, a modern open plan kitchen/dining/family space, front, rear and side gardens, driveway parking and garage.

Features

- Detached home in a cul de sac location, located near to excellent local amenities
- Four bedrooms, family bathroom and separate WC
- Ideally positioned within walking distance to Romsey town centre
- Open plan kitchen/dining room
- Sitting room and family room/bedroom
- Front, rear and side gardens
- Driveway parking and garage

EPC Rating

Energy Efficiency Rating
Current C
Potential C

4 Nerquis Close

Romsey, Hampshire, SO51 7LU

Ground Floor

The entrance hall is a bright and welcoming introduction to the home, providing access to the kitchen/dining room, family room/bedroom and staircase rising to the first floor. The stylish kitchen is thoughtfully appointed with a range of fitted cupboards and drawers, complemented by integrated appliances including a built-in oven, hob, dishwasher and fridge/freezer. A pleasant outlook over the front garden enhances the space with natural light. The kitchen opens into the dining area, which enjoys sliding doors opening onto the side garden, creating an easy connection to the outdoors, while double doors lead seamlessly into the sitting room. Positioned to the rear of the home, the sitting room is a warm and inviting space, centred around a wood-burning stove that forms an attractive focal point. Completing the ground floor is the family room/bedroom, a versatile space adaptable to a variety of uses and currently arranged as a bedroom.

First Floor

The light and spacious first-floor landing provides access to the airing cupboard, three bedrooms, the family bathroom and an additional WC. Bedrooms one and two are generous double rooms, both enjoying large, bright windows, with bedroom one further benefitting from wall length fitted wardrobes. Bedroom three is also a well-proportioned room, overlooking the front of the property. The family bathroom is fitted with a modern suite comprising a WC, wash basin and bath with shower over. The additional cloakroom is appointed with a WC and wash hand basin, offering added convenience for family living.

Outside

The front garden is mainly laid lawn with well stocked borders, there is a pathway leading to the side garden. The side gardens have a south westerly aspect and leads through to the rear garden which offer a great deal of privacy, measures approximately 46'0" x 16'8" and provides access to the garage

Parking

Driveway parking leads to the garage, there is a fitted EV charging point, the garage has power, lighting and an up and over door.

Location

Nerquis Close is located off The Crescent and is approximately 1 mile from the town centre and train station, there is a local shop within a few minutes walk and exceptionally easy access to the towns various amenities with frequent bus routes on the Winchester Road to Romsey and Winchester.

Sellers position

Looking for forward purchase

Tenure

Freehold

Heating

Gas central heating

Infant and Junior School

Cuperham Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Band E - 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.

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

