



5 Ennel Copse | £360,000
North Baddesley, Hampshire, SO52 9LB

 Henshaw Fox



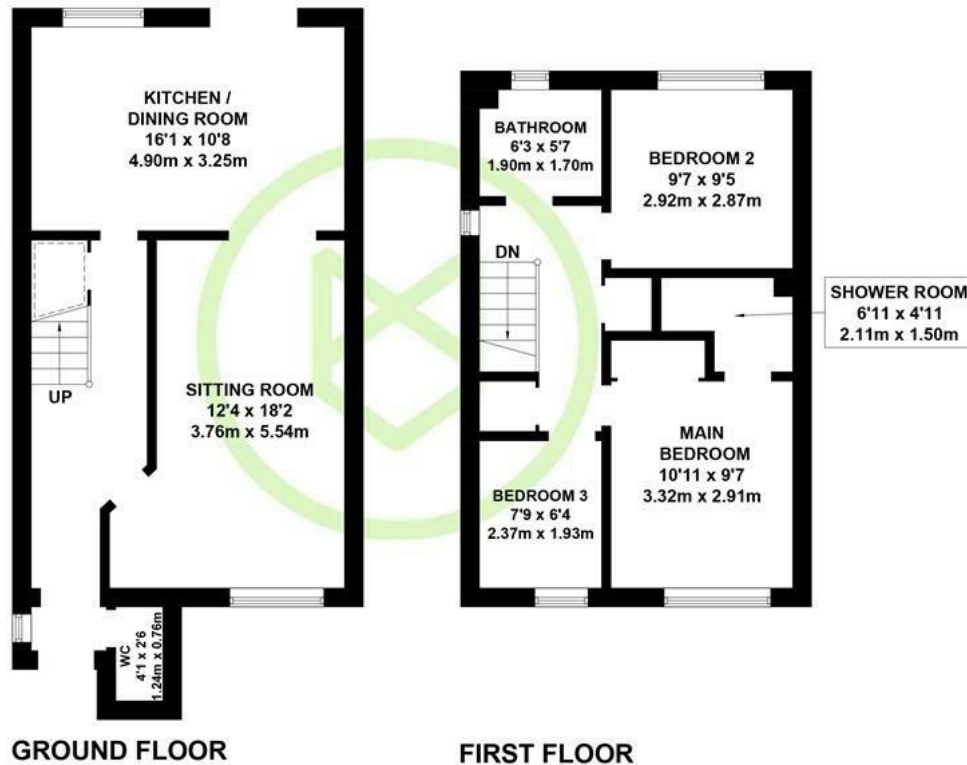
5 Ennel Copse
North Baddesley, Hampshire, SO52 9LB

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Summary

An immaculate semi-detached house, positioned within a quiet close, in the leafy Village of North Baddesley. This beautifully presented home features three bedrooms, family bathroom, en-suite shower room, spacious sitting room, open plan kitchen/dining area and useful downstairs WC. Outside, the home enjoys a south/westerly facing rear garden and allocated parking to the front for two vehicles.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 510 SQ FT / 47.4 SQ M
FIRST FLOOR = 427 SQ FT / 39.7 SQ M
TOTAL = 937 SQ FT / 87.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1147630)

Features

- Immaculate semi-detached house
- Three bedrooms
- Open plan kitchen/dining room
- Family bathroom, en-suite and downstairs WC
- South/westerly facing rear garden
- Allocated parking for two vehicles

EPC Rating

Energy Efficiency Rating
Current C
Potential B

5, Ennel Copse,

North Baddesley, Hampshire, SO52 9LB

Ground Floor

Upon entry, the inviting entrance hall provides access for the sitting room, kitchen/dining area, stairs leading to first floor landing and downstairs cloakroom comprising WC and wash basin. The spacious sitting room has an opening to the kitchen/dining room and large window providing a bright and airy feel throughout. Across the rear of the home, the open plan kitchen/dining area has a selection of modern wall and base storage units, built in oven, built in hob with extractor above, built in dishwasher, plumbing for washing machine, space for fridge/freezer, ample space for dinning table with chairs and double doors leading out to the rear garden.

First Floor

Ascending to the first floor, the landing allows access for all three bedrooms, family bathroom and two useful storage cupboards. The principal bedroom is a generous double with built in wardrobe and en-suite comprising shower cubicle, WC, wash basin and heated towel rail. Onlooking the rear garden, bedroom two is a good size double with built in wardrobe. Bedroom three is an ample single or perfect study space. The family bathroom features shower over bath, WC, wash basin and heated towel rail.

Outside

Enjoying a south/westerly facing aspect and backing onto trees, the enclosed rear garden has a large adjoining patio, area of lawn, decking area, useful timber shed and pedestrian gate to the side leading out to the front of the home.

Parking

Allocated parking to the front for two vehicles

Location

Ennel Copse is a desirable location in the quiet village of North Baddesley, located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities

Tenure

Freehold

Sellers Position

Buying on

Age

1995

Heating

Gas

Infant and Junior School

The North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band D

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 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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