

Romsey Road, Southampton

Southampton

£425,000

Property Type: Detached House

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

- Substantial Three Bedroom Detached Home
- Individually Built Property Circa 1989
- Spacious Rear Living Room
- Separate Dedicated Dining Room
- Feature Wood-Burning Stove
- Principal Bedroom With En-Suite
- Three Well-Proportioned Bedrooms
- Generous Established Rear Garden
- Extensive Off-Road Parking
- Detached Double Garage

Hamwic Independent Estate Agents are delighted to offer for sale this substantial three-bedroom detached family home, conveniently positioned along Romsey Road within the Maybush area of Southampton.

Built as an individual home by the current owners in approximately 1989, the property offers considerably more accommodation and outside space than its frontage initially suggests. The layout includes a spacious reception hallway, separate kitchen, generous rear lounge with wood-burning stove, dedicated dining room, ground-floor cloakroom, three well-proportioned bedrooms, en-suite shower room and family bathroom.

Outside, there is extensive off-road parking extending from the front and along the side of the property, a generous rear garden and a particularly useful detached double garage.

Construction & Services

Brick Under Tiled Roof
Mains Water
Mains Electric
Gas Central Heating
Double Glazed Windows
Council Tax Band C - Southampton City Council













Ground Floor - The property is set back from Romsey Road behind a low-level brick wall, with a gravel driveway providing parking to the front and continuing alongside the house to a rear parking and turning area and detached garage.

The entrance porch features a side window and access to the ground-floor cloakroom. A further door opens into a spacious reception hallway with engineered laminate flooring, stairs to the first floor, understairs storage, side window and door onto the driveway.

The front aspect kitchen offers fitted base and eye-level units, breakfast bar, integrated electric hob and oven, dishwasher, freezer, plumbing for a washing machine and space for a fridge/freezer. Further features include a sink, serving hatch, radiator, laminate flooring, double glazed bay window and concealed gas boiler.

The spacious rear living room overlooks the garden through sliding patio doors and features engineered laminate flooring and a fireplace with fitted wood-burning stove and tiled hearth.

Double doors open into a separate dining room, providing an ideal space for entertaining, with matching flooring, side aspect window and radiator.

First Floor - The landing provides access to three bedrooms, the family bathroom, airing cupboard housing the hot water cylinder and loft, understood to be partly boarded with lighting.

Bedroom One is a generous front aspect double room with engineered laminate flooring, triple built-in wardrobes and double glazed window.

The en-suite includes a shower cubicle with mixer shower, WC, wash hand basin, part-tiled walls, heated towel rail and side window.

Bedroom Two is a good-sized double, while Bedroom Three is a well-proportioned single. Both feature double glazed front windows, engineered laminate flooring and radiators.

The family bathroom includes an enclosed bath, WC, wash hand basin, bidet, laminate flooring, radiator and side aspect window.

Outside - Immediately behind the house is a paved patio with gated access to the side driveway. A raised planter and steps lead down to the generous lawned garden.

A stepping-stone pathway extends towards the rear, with established trees, shrubs and planted borders creating an attractive setting.

The garden also features a timber summer house, extends around the side and enjoys an outlook towards neighbouring allotments.

A further gate provides access to the rear parking and turning area, together with a personal door into the garage.

Detached Double Garage - A particular feature is the detached brick-built double garage, accessed via the side driveway. Internally divided into two sections by a brick wall, the garage features two individual up-and-over doors, with power and lighting fitted, although not tested.









All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

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