



4 Nerquis Close | £525,000
Romsey, Hampshire, SO51 7LU

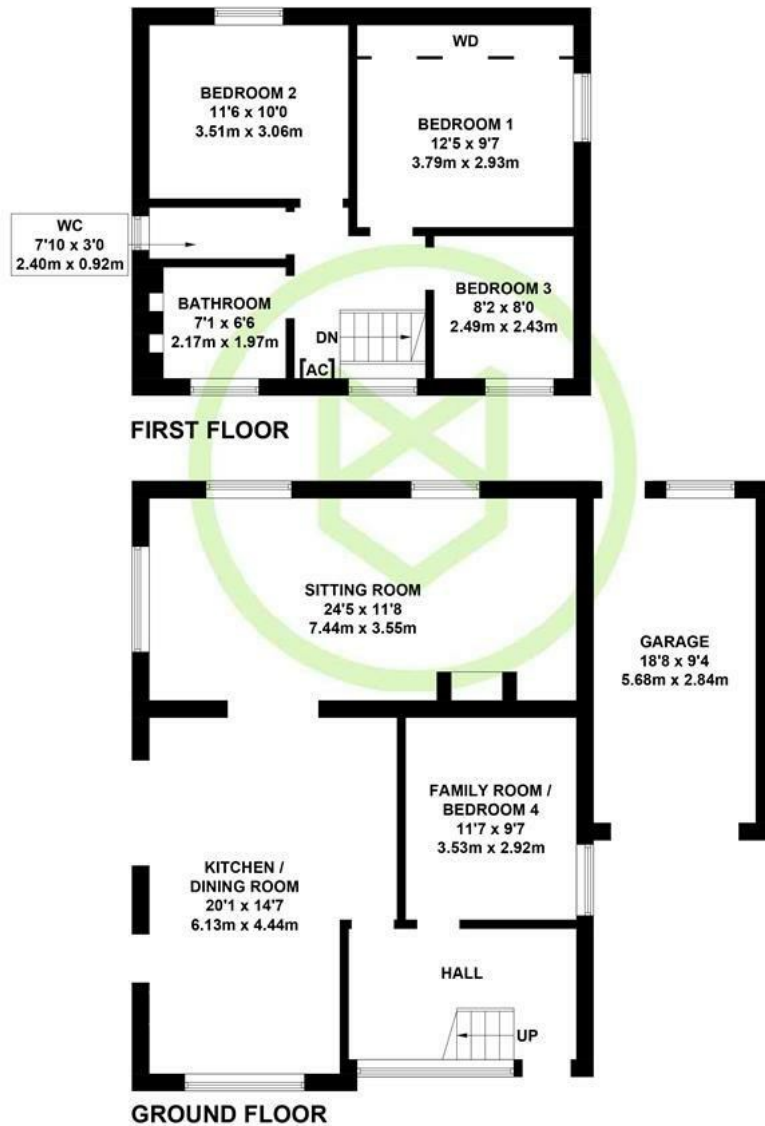




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Romsey, Hampshire, SO51 7LU

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 804 SQ FT / 74.7 SQ M
 FIRST FLOOR = 497 SQ FT / 46.2 SQ M
 GARAGE = 174 SQ FT / 16.2 SQ M
 TOTAL = 1475 SQ FT / 137.1 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1276132)

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
- Modern and open plan kitchen/dining/family room
- Sitting room and family room/bedroom
- Front, rear and side gardens
- Driveway parking and garage
- Walking distance to Romsey town centre

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

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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 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.

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

Looking for forward purchase

Tenure

Freehold

Heating

Gas central heating

Infant and Junior School

Cupernham 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.

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