



£395,000

Freehold

9 The Glades, Locks Heath Southampton, Hampshire SO31 6UX



Quick View

	3 Bedrooms		Garage
	1 Living Room		1 Bathroom
	Semi-Detached House		EPC Rating D
	Driveway Parking		Council Tax Band D

Reasons to View

- Situated in a quiet residential Cul-de-Sac, this charming 3-bedroom semi-detached home is discreetly tucked away offering enhanced outside space and privacy.
- A well-balanced three-bedroom home that is family-friendly or could suit shared living with great potential to extend upwards or outwards, subject to planning permission.
- The rarely available corner plot offers three individual garden spaces with privacy and the potential to extend to the rear or side (stpp).
- Being located in the sought after residential location of Locks Heath, within walking distance of Locks Heath Shopping Centre, Park Gate shops and local schools. Swanwick Station is within easy reach.
- Benefiting from a detached brick-built garage, and private driveway parking for up to two vehicles. Access to the M27, A27 & A344 is close at hand.
- The ground floor has a warm and inviting living room with views onto the front garden and a well-laid-out kitchen with a central counter, dining area and French doors leading out to the garden.

Description

The part-glazed wooden entrance door takes you into the reception hall with stairs ascending to the first floor having storage beneath and doors leading into the cloakroom with close-coupled W.C. wash hand basin with storage beneath. The living room has a double casement front-facing window, a view of the front garden and a marble feature fireplace. To the rear of the house, you will find the kitchen and dining area briefly comprising a window overlooking the rear garden, French doors leading out onto the rear garden, work surfaces, under-counter and eye-level storage units, floor-to-ceiling storage space, with integral shelving and sliding door system.

Plumbing for washing machine or dishwasher, inset four-ring gas hob, with an electric oven beneath and extractor over, space for an under-counter fridge and an integrated Potterton Gas Boiler for hot-water and central heating.

The landing area offers a shelved airing cupboard with a hot water cylinder, access to loft space with a pull-down ladder. Two double bedrooms with front and rear aspect windows as well as built-in double wardrobes. The third bedroom offers that important flexibility, making it an ideal home office or study. The white three-piece bathroom suite comprises a panelled bath with an independent overhead shower, close-coupled W.C. and pedestal wash hand basin.

The rear garden is mainly laid to lawn, with a mix of planted beds, and is enclosed by high-level wooden fence panelling. The secret side garden, with a mix of planting, is accessed from the rear garden, with privacy being provided by high-level fencing and mature bushes.

The solid rear gate leads from the side-garden out to the private driveway directly in front of the owner's detached brick-built garage which has power and light connected, a personnel door leading directly from the garden and storage overhead.

Benefitting from no onward chain, our seller is offering the property for sale with vacant possession, making this 'move-in-ready' three-bedroomed family home ready to welcome its new owners.

Directions

<https://what3words.com/clef.fried.increment>

Ground Floor

Main area: approx. 38.7 sq. metres (416.3 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.0 sq. feet)

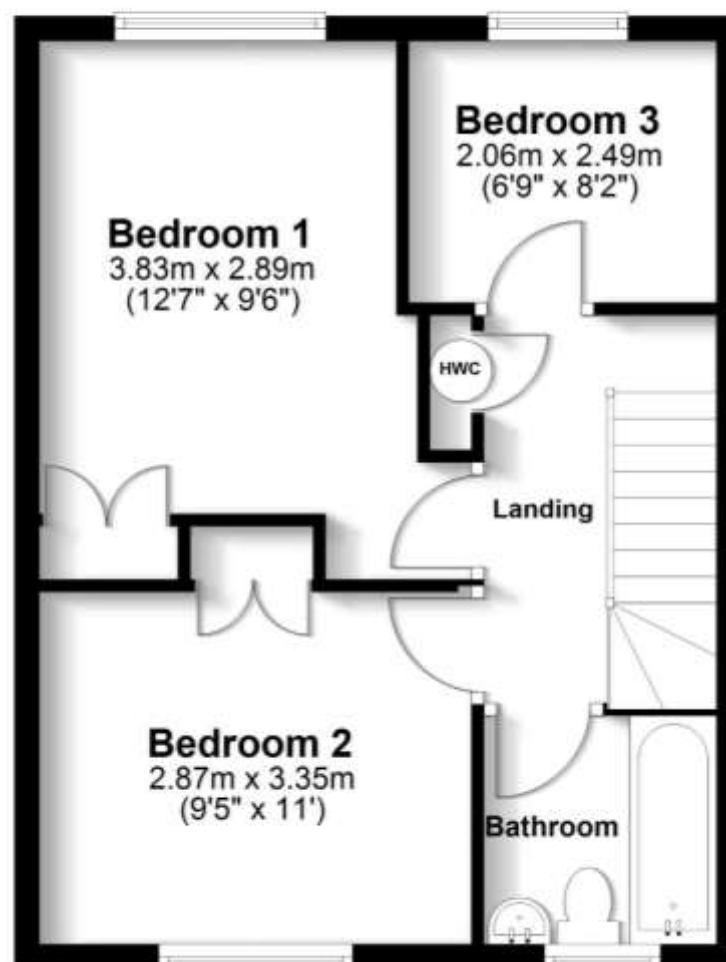


Main area: Approx. 76.1 sq. metres (818.8 sq. feet)

Plus garages, approx. 12.4 sq. metres (133.0 sq. feet)

First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



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