




£475,000
Freehold

1 Spinnaker Mews, Warsash
Southampton, Hampshire SO31 9LJ



Quick View

	4 Bedrooms		Garage
	1 Living Room		2 Bathrooms + Cloaks
	Semi-Detached House		EPC Rating C
	Parking x 3 cars		Council Tax Band E

Reasons to View

- This is open plan living at its best – a sociable hub for the whole family to enjoy, whether it be baking, dining, relaxing or gaming there is plenty of room for all.
- There are four bedrooms with the master and en-suite on the top floor, so whether you need space for the children or need a room to work from home there will be lots of space.
- Refurbished throughout in recent years and extended this is a true turnkey home you can move straight into and relax.
- The stylish staircase combines modern design with traditional oak for a beautiful feature that will have you smiling each time you walk in the front door.
- A good-sized garage at the rear, with power, and three parking spaces will give plenty of room for all the family.
- Everything you need is on your doorstep, pubs, restaurants, chemist, grocery & more! Pop to the Co-op on a Sunday morning for the papers then wander around the corner for a pub roast.

Description

We love the village centre location of this smart townhouse, right in the heart of the village with everything you need literally on the doorstep. Local shops, restaurants, takeaways and pubs, plus the River Hamble for sailing or wonderful waterside walks are all on hand for you to enjoy. Parking should never be a problem here either, there is space for three cars in addition to the large garage situated behind the house which has power too.

The reception hall and stairwell are very stylish with glass balustrade and oak handrails as well as new carpet throughout. A ground floor cloakroom is handy in any home but especially so in a three storey house to save those trips up the stairs. The ground floor living accommodation has been extended and opened up into one light bright space. The kitchen area is fitted with white gloss units, an island unit with breakfast bar and quality integrated appliances including AEG fan oven, combination microwave, induction hob, two fridges, freezer, dishwasher and washing machine. To the rear the glazed atrium and sliding doors, with fitted electrically operated blinds, allow plenty of light in and access to the rear garden which has been landscaped with ease of maintenance in mind.

On the first floor there are three bedrooms; two doubles and a generous single currently arranged as a dressing room with a range of freestanding wardrobes. They share the family bathroom which has been updated with modern fittings for a fresh look. The glass and oak stairs continue up to the second floor where the master bedroom is located. Take a moment to appreciate the view from the window across the village to the Solent in the distance. There is a deep built in wardrobe which conceals the eaves access beyond and door into the en-suite. The en-suite shower room has modern fittings and a Velux window for light and ventilation.

The rear garden has been landscaped with raised planters and decking making it a low maintenance and private space to relax in. Walled to the rear there is a pedestrian gate leading out to the rear parking space and garage.

This beautiful home is in turnkey condition so you will be able to move straight into and enjoy with no work to do. There is a complete chain ahead with an anticipated completion date of July but if you need to move more quickly our client may be able to offer vacant possession sooner.

Other Information

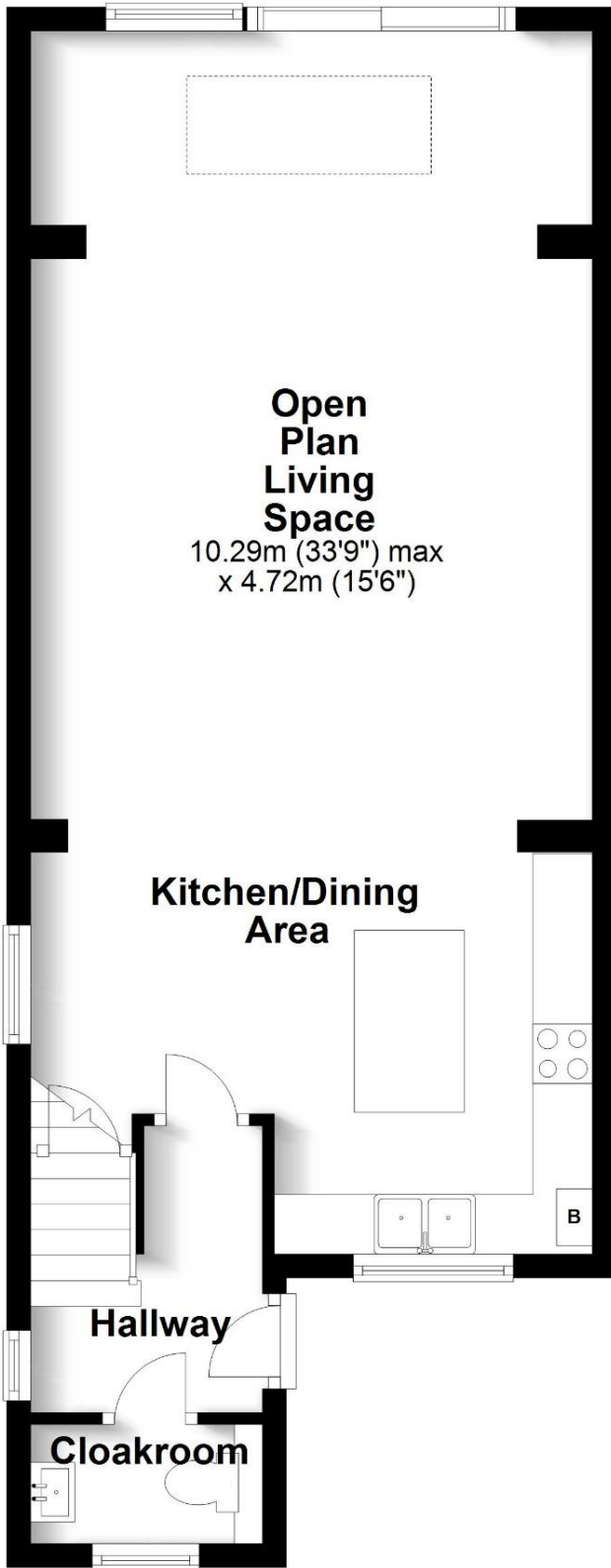
The boiler & hot water cylinder were replaced in 2017, the front windows & door replaced in 2019 and the ground floor extension completed in 2020 which included the new kitchen and all the appliances. Since our client purchased the property in 2021 the upper floor carpets have been replaced and the property repainted throughout.

Directions

<https://what3words.com/decoder.clustered.calms>

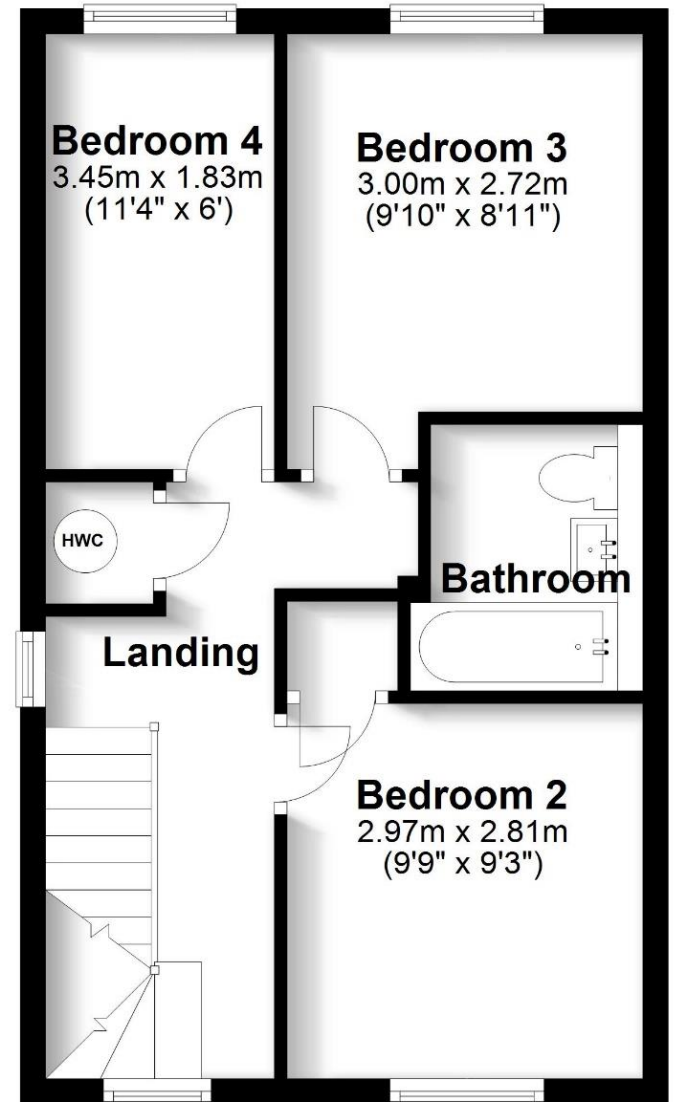
Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



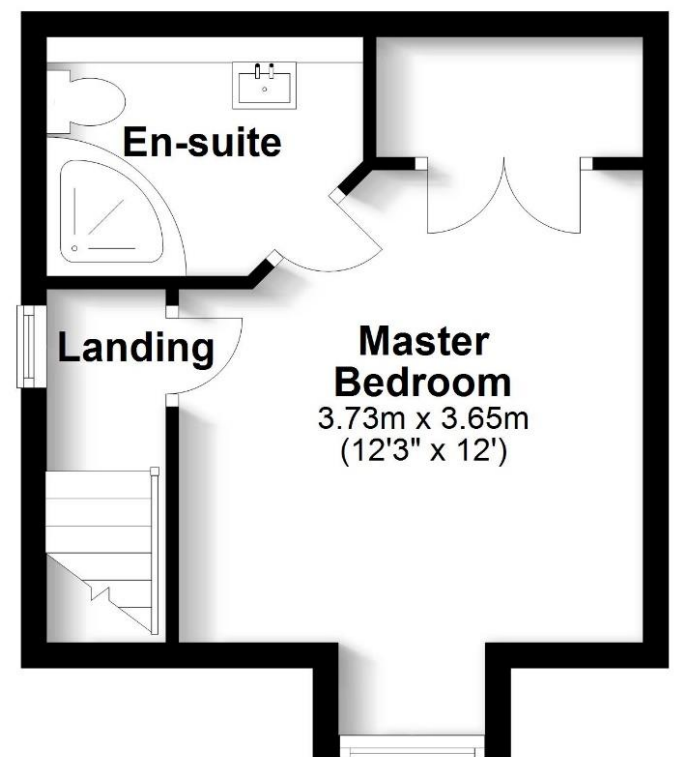
First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



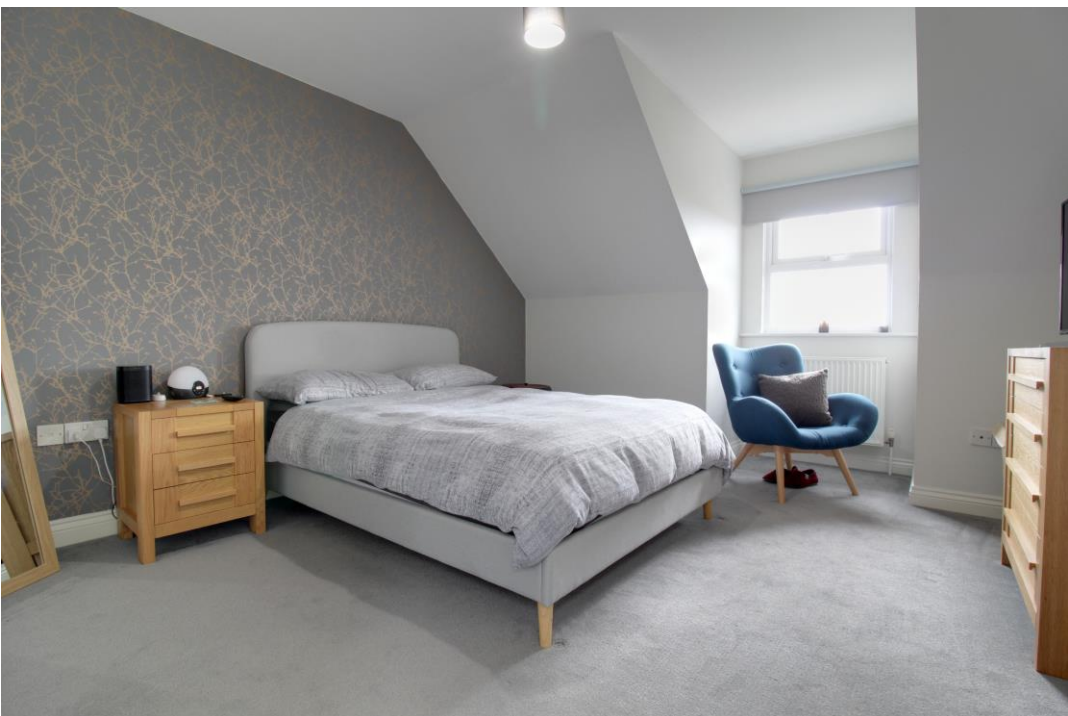
Second Floor

Approx. 23.3 sq. metres (251.0 sq. feet)



Total area: approx. 115.0 sq. metres (1238.3 sq. feet)

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