











**Guide Price £610,000**

Freehold

**11 Hazel Grove, Locks Heath**  
Southampton, Hampshire SO31 6SH



## Quick View

	4 Bedrooms		Garage
	2 Living Rooms + Conservatory		2 Bathrooms + Cloaks
	Detached House		EPC Rating D
	Driveway Parking x 4		Council Tax Band F

## Reasons to View

- Skimmed ceilings and hard floors throughout give this home a clean, modern style. With neutral décor giving a blank canvas to create your dream forever home.
- The three double bedrooms all have built in wardrobes giving fabulous storage whilst bedroom four makes a great study or child's room.
- Those with kids will love the separate family room, the perfect hang out for teens to watch a movie or a quiet space to catch up on homework.
- This attractive Bovis built home sits in a favoured cul de sac of similar and larger homes, set back off the road giving a lovely open aspect.
- With ample space for four cars on the block paved driveway, and a garage too, parking should never be a trouble here.
- A 15-minute stroll will take to you to the Locks Heath Centre where you'll find a variety of shops, restaurants, a pub, gym, library and Waitrose.

## Description

It is a bit of an estate agent cliché to say 'requested location' but Hazel Grove is one of those roads that we get asked for all the time, it's such a lovely street, with attractive homes all nicely laid out. Locks Heath Infants & Junior schools are approx. 0.7m on foot with Brookfield just over a 20 minute walk for teens. St John's park can be accessed via a footpath at the top of the road too, whether that be for a kickabout or an easy morning dog walk.

There's room for at least four cars on the driveway here which leads to the garage which has an internal door to the family room, ideal for storing an extra freezer or drinks fridge and personnel door into the garden. The porch is a great spot to de-boot before entering the reception hall which has a ground floor cloakroom off. The dual aspect living room spans the rear of the house with sliding doors opening into the glass conservatory which in turn opens into the garden. The kitchen/breakfast room is at the front of the house with side access for popping out to the garden. The garage has been part converted giving a family room or formal dining space if preferred.

On the first floor the master bedroom has built in wardrobes giving that all essential storage and a door into the en-suite which has been refitted and fully tiled with a modern white suite, the pumped shower having rainfall and handheld heads. Two of the three other bedrooms are doubles also with built in wardrobes. These three bedrooms share the family bathroom which has a refitted toilet and basin combination unit with storage and a spa bath with pumped shower over.

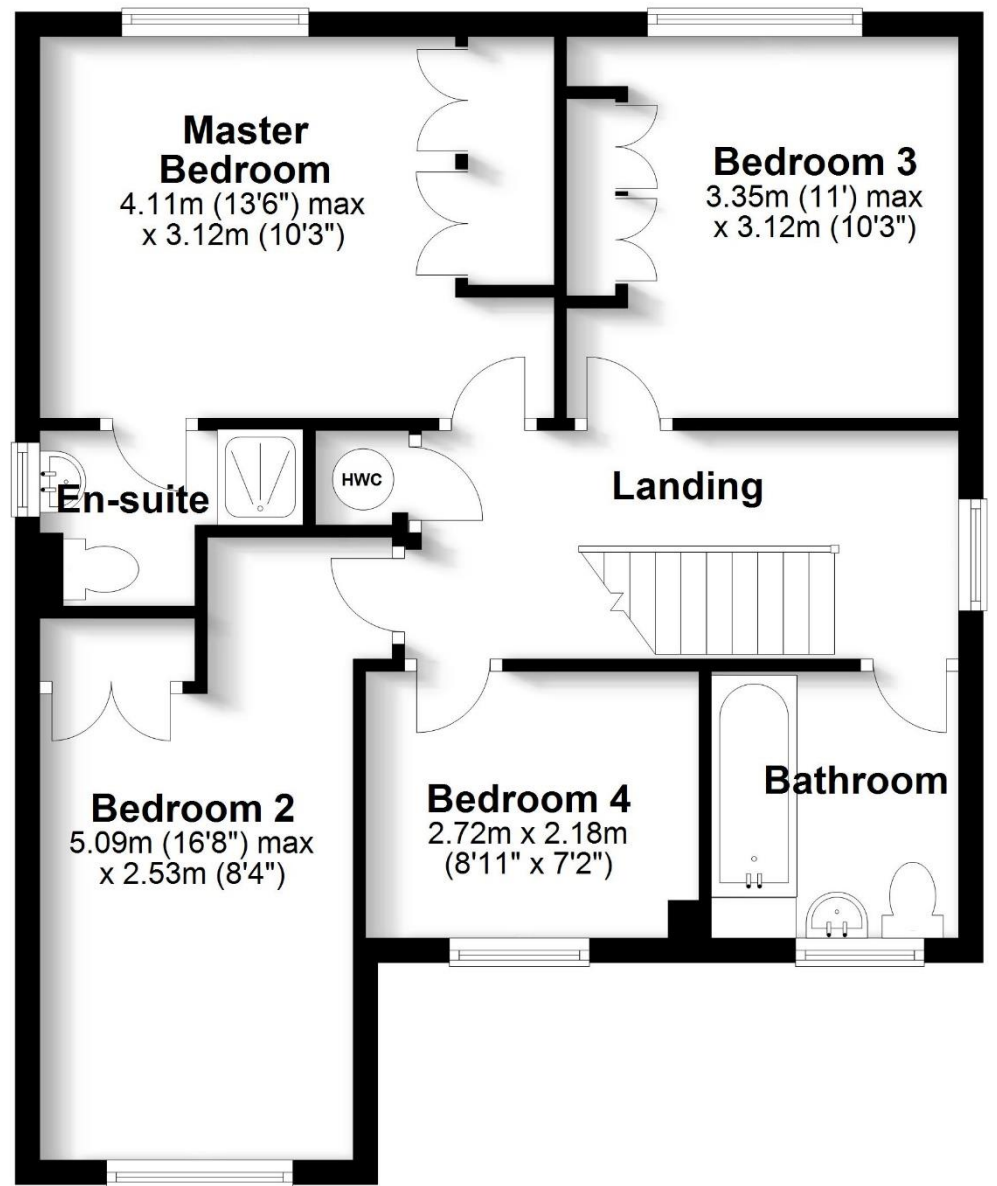
The rear garden has been landscaped for ease of maintenance with paving, sleepers and shingle with a central lawn and shrub borders. Enjoying the afternoon and evening sun this is a lovely spot for family BBQs in the summer months. There's no forward chain to delay things as our client has already secured their next home so if you like what you see then please do call to arrange your viewing.

## Directions

<https://what3words.com/proofread.freezing.detection>

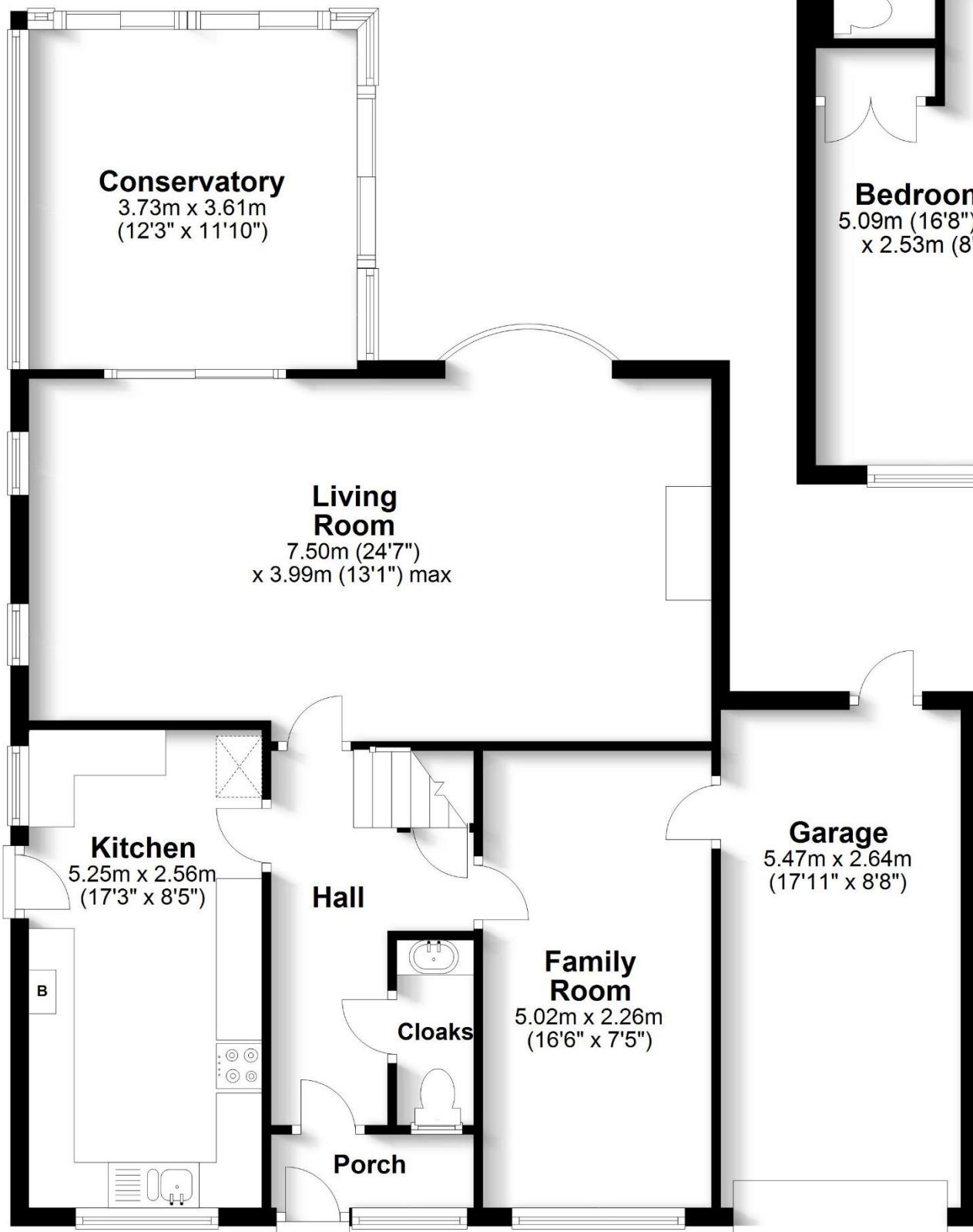
## First Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



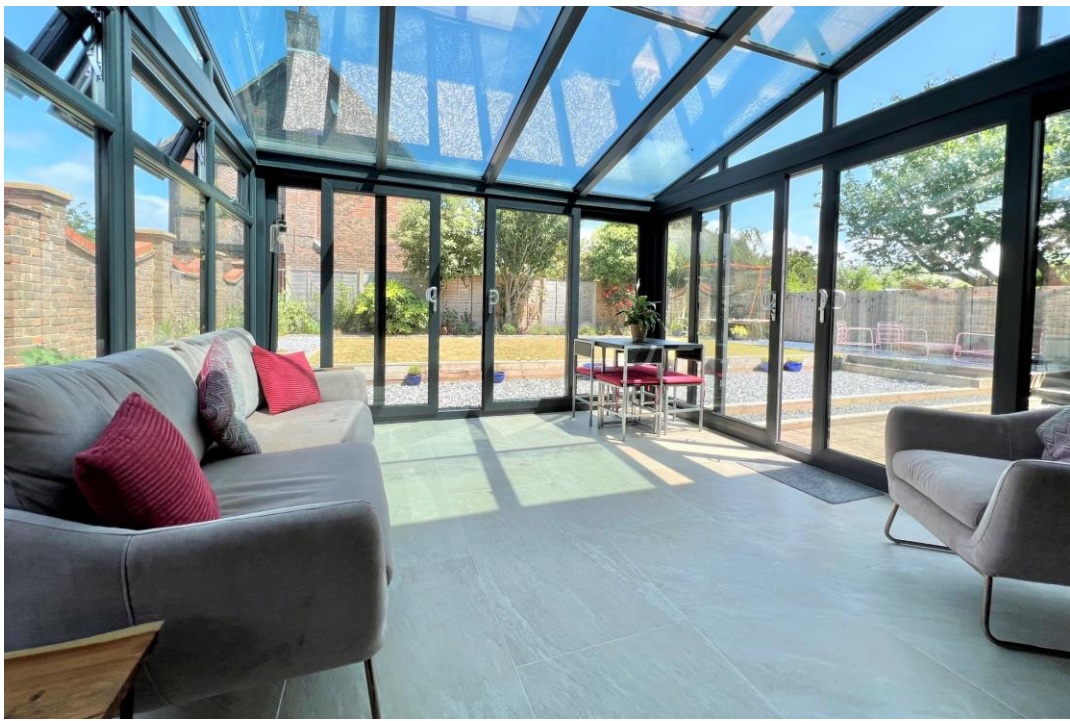
## Ground Floor

Approx. 96.2 sq. metres (1035.2 sq. feet)



Total area: approx. 156.6 sq. metres (1685.4 sq. feet)

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