



**£475,000**

Freehold

**17 Cunningham Drive,  
Locks Heath, Southampton, Hampshire SO31 6SR**



## Quick View



4 Bedrooms



Garage



1 Living Room



2 Bathroom



Detached House



EPC Rating D



Parking for Two Cars



Council Tax Band D

## Reasons to View

- Perfect location, especially for a young family; with a green to the front you can keep an eye on the children playing, or exercise the family dog.
- No one draws the short straw here! With four double bedrooms, there's plenty of room for a growing family.
- The conservatory has an attractive wood burner, so you can enjoy the extra space year-round.
- A five burner Rangemaster is just perfect for cooking up a family meal, or if you're a Bake Off fan, you'll be in your element!
- With a downstairs cloak room, family bathroom and Ensuite, there will be no queues in the morning in this family home.
- It's just a 5 minute walk to Park Gate junior School; It's less than 20 minutes to Brookfield Seniors and Locks Heath Shopping Village with the Dr's surgery, supermarket and a choice of eateries.

## Description

A five-bar wooden double gate opens onto the drive and garage. The new composite front door leads to the hallway which has space to park a pushchair. Sleek practical wooden flooring runs through the downstairs. The downstairs cloakroom is fitted with a tidy white suite and vanity basin, and a window to the side. The sitting room has a focal point log effect fireplace for those colder evenings and leads out to the conservatory which has been fitted with a log burner creating a cosy space to use year-round.

The kitchen/dining room runs the width of the house with two windows that overlook the green to the front. Well fitted with a range of farmhouse style units with granite work tops and a Rangemaster, it's a perfect layout to watch over the children doing their homework, or within view playing outside, whilst cooking the family dinner.

Upstairs, the landing has a window that throws in natural light. The main bedroom, to the rear of the property has plenty of wardrobe space and a white ensuite shower with a window, fully tiled walls and floor, plus a heated towel rail. The other three generous bedrooms share the white family bathroom, again, fully tiled with a window.

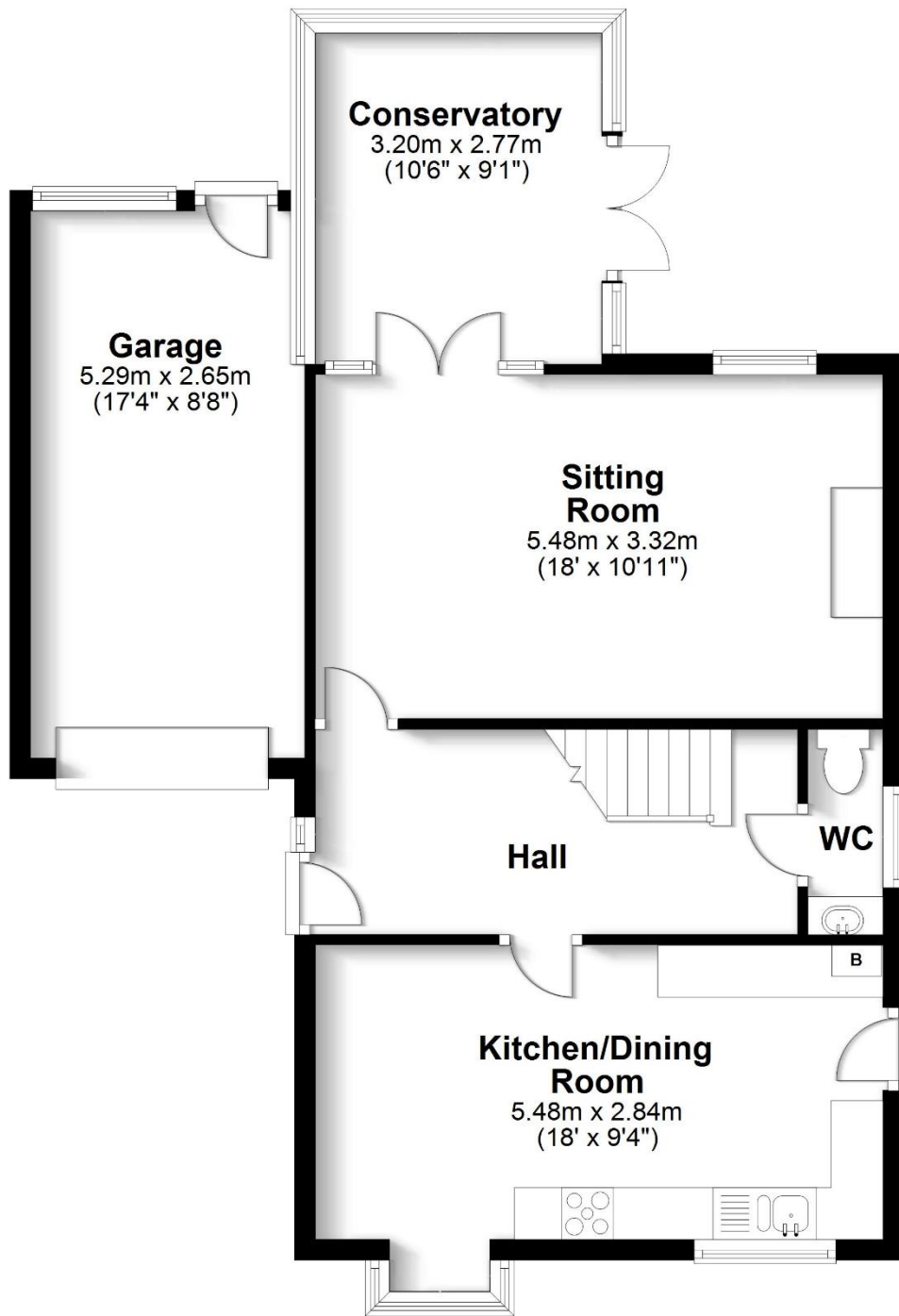
Outside, the driveway has space for two cars, and there is additional communal parking to the side. The garage benefits from an electric garage door for ease, and there is rear access too. The garden is accessible from both side gates, as well as from the kitchen and conservatory. Laid mainly to lawn and patio, it is enclosed with fencing.

## Directions

<https://what3words.com/newlywed.bathtubs.captive>

### Ground Floor

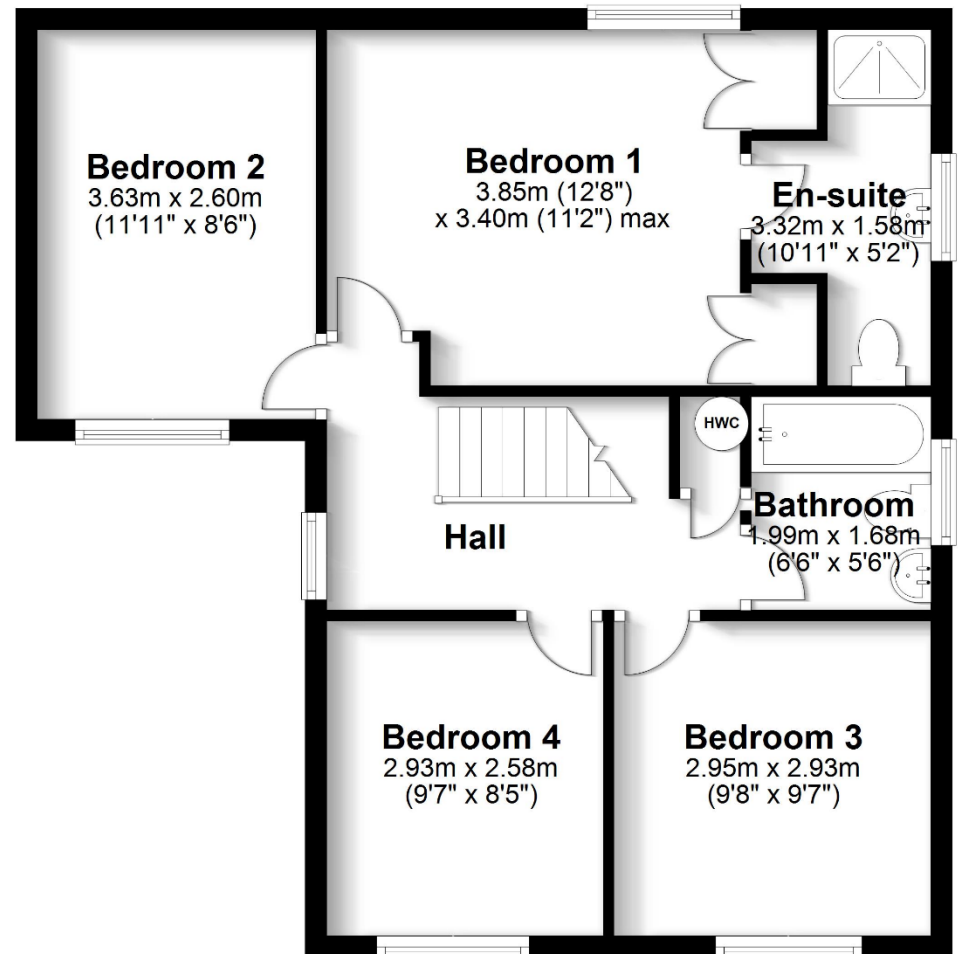
Approx. 69.9 sq. metres (752.3 sq. feet)



Total area: approx. 124.7 sq. metres (1342.2 sq. feet)

### First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



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