



**£460,000**  
Freehold

**11 Catamaran Close, Warsash**  
Southampton, Hampshire SO31 9AS





## Quick View

	2/3 Bedrooms		No
	2/1 Living Rooms		1 bathroom
	Detached Bungalow		EPC Rating C
	Driveway Parking		Council Tax Band D

## Reasons to View

- Having been subject to many improvements in the last 2 years you will have peace of mind that there should be no expensive surprises when you move in here.
- Offering a flexible two or three bedrooms you can choose between living space or bedrooms, whichever is more useful to you.
- Whether you prefer a long soak in the tub or an invigorating shower in the morning this four-piece bathroom offers both.
- The south facing garden is not overlooked and with a bar, pergola and paved patio it's also the perfect outdoor entertaining space.
- A smart block paved driveway provides off road parking for two or three cars and there is a shed and workshop in the garden for storage.
- With both the Locks Heath Centre and Warsash Village only a mile on foot this is a convenient spot for sure.

## Description

If you are looking for a home that you can move straight into with no work to do then this lovely bungalow should definitely be on your 'to view' list. The current owners have spared no expense on the improvements they have made over the last 2 years including upgrading the electrics, replacement double glazed windows and French doors, redecoration and flooring internally as well a new driveway and patio externally.

The smart new block paved driveway gives parking for 2-3 cars in front of the property with access down the side to the rear garden. The front door opens into the hallway which has practical wood style flooring which flows through to the bedrooms. There is a useful built in cupboard for coats and shoes and loft access hatch. The main bedroom has a deep box bay window to the front and a range of quality fitted furniture including a wall of wardrobes with feature lighting and bedside drawer units. Across the hallway bedroom three is a double room but currently used as a formal dining room. The retiled bathroom is a really good size with four piece suite including bath and separate shower cubicle. The airing cupboard houses the boiler and hot water tank with space for towels too.

The living space and kitchen are all at the rear of the bungalow so you can make the most of the south facing aspect. The kitchen/breakfast room is fitted with a modern range of grey shaker style units with built-in eye level oven and 4 ring gas hob. There's space for a table and chairs so friends can sit and have a natter whilst you make the tea. And a door out to the garden, handy for popping out with the washing! The sitting room has lovely new carpet (yes, we will ask you to take off your shoes) double doors out to the garden and a door into the second bedroom. This room, originally a garage, could be swapped around and used as the dining room if you wish, and has windows to the front and rear.

Outside the rear garden is a real sun trap being south facing, it is also very private backing onto single storey properties in Hamble Park behind. A new Indian sandstone patio hosts a timber cabin with bar, which should definitely help you to be the host/ess with the most/est for fun BBQs. There is a covered pergola perfect for alfresco dining, a garden shed and summerhouse/workshop too, so you won't be short on storage.

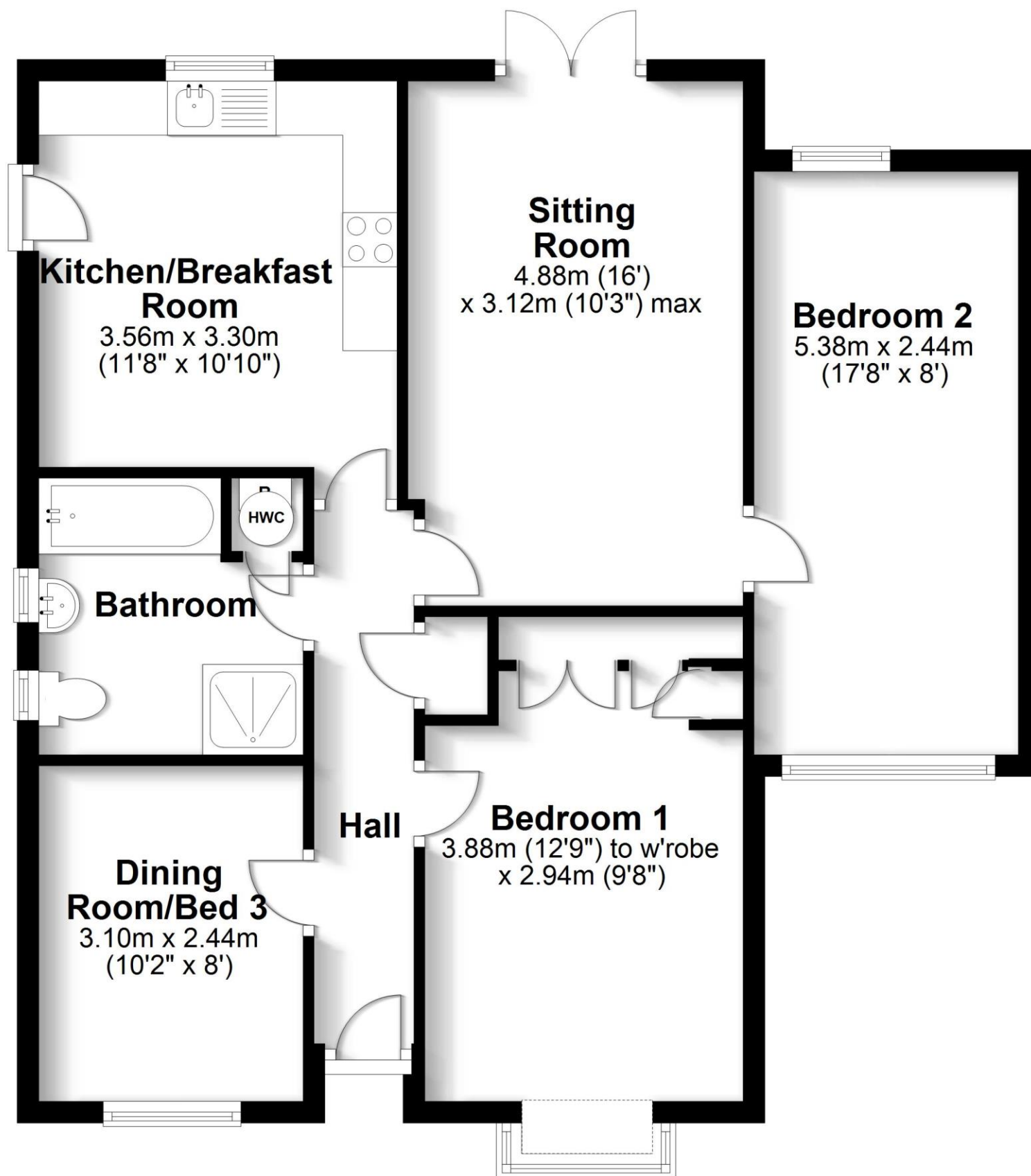
Warsash Common is just down the road which is perfect for those with four legged friends, we hope that the Jolly Farmer pub will soon reopen so an impromptu meal out will be tempting. Although our clients have not been here long they have felt very welcomed by the neighbours and endorse that this is a lovely place to live. Don't just take our word for it, book a viewing and come and take a look for yourself.

## Directions

<https://what3words.com/demotion.dunes.schools>

## Floor Plan

Approx. 74.8 sq. metres (804.9 sq. feet)



Total area: approx. 74.8 sq. metres (804.9 sq. feet)

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