




**£575,000**

Freehold

**94 Locks Heath Park Road, Locks Heath**  
Southampton, Hampshire SO31 6LZ



## Quick View

	3 Bedrooms		Garage
	2 Living rooms		2 Bathrooms + Cloak
	Detached House		EPC Rating TBC
	Parking for Three Cars		Council Tax Band E

## Reasons to View

- A fantastic, requested location with 1552 sq ft of accommodation, this wonderful family home was originally built as a 4 bedroom, so has loads of space to grow into.
- Well-proportioned living accommodation makes this home perfect for gathering the family on precious occasions or throwing the best parties ever!
- A sunny, private, Japanese inspired garden will have you inquisitive to see how it changes throughout the seasons, and bursting with joy at interesting mature shrubs that await you.
- Offered with vacant possession, it could be possible to make this your new home in no time.
- A super bright large family kitchen is the hub of this home, and with a Rangemaster to cook up a storm, you'll be planning your weekly menu with a smile!
- Lots of storage here too! And with the loft converted, a trainset enthusiast would be in their element here!

## Description

This is what we like to describe as a 'really good house!' – a forever home – perhaps not perfect, as it is dated in spots, but one that you are likely to stay in for a very long time, like our previous owners.

A carriage brick block driveway makes parking easy, and the front garden is so well stocked, you will love arriving home. The front door opens into the hallway which has a couple of handy cupboards, and the downstairs cloakroom. Sleek wood effect flooring runs through the principal rooms and smooth ceilings create a crisp finish.

Like many of the rooms in this home, the sitting room is dual aspect, and for the cosy nights in, you can enjoy the central sandstone fireplace which is fitted with an electric coal effect burner. An archway leads to the family dining room, with patio doors to the part brick wall conservatory which is a lovely spot to enjoy your garden.

The farmhouse style kitchen forms the hub of this home; Keep an eye on the children completing their homework or peeling the Sunday vegetables at the table whilst preparing dinner! Well fitted with a comprehensive selection of units, there's a door to the utility, and French doors to the garden too.

The utility and study area, with a window, has been converted from the original internal garage, and has a sink, plumbing for the washing machine and a modern Vaillant boiler. Now split, and arranged as garage storage with the up and over door, there's still space for your bikes and paddleboards.

Upstairs, a bedroom has been removed to provide a wonderful landing with loads of storage, and a staircase that leads to a full-length loft space with Velux windows, this could be converted back to provide the fourth bedroom. The main bedroom has a modern ensuite, and the other two bedrooms share the family bathroom which has a shower over the bath.

Outside, is a real pleasure with a covered seating area to observe the oriental features and pond and incorporates storage solutions for a much-loved garden. Areas of lawn and patio provide entertaining space, and two side gates allow access.

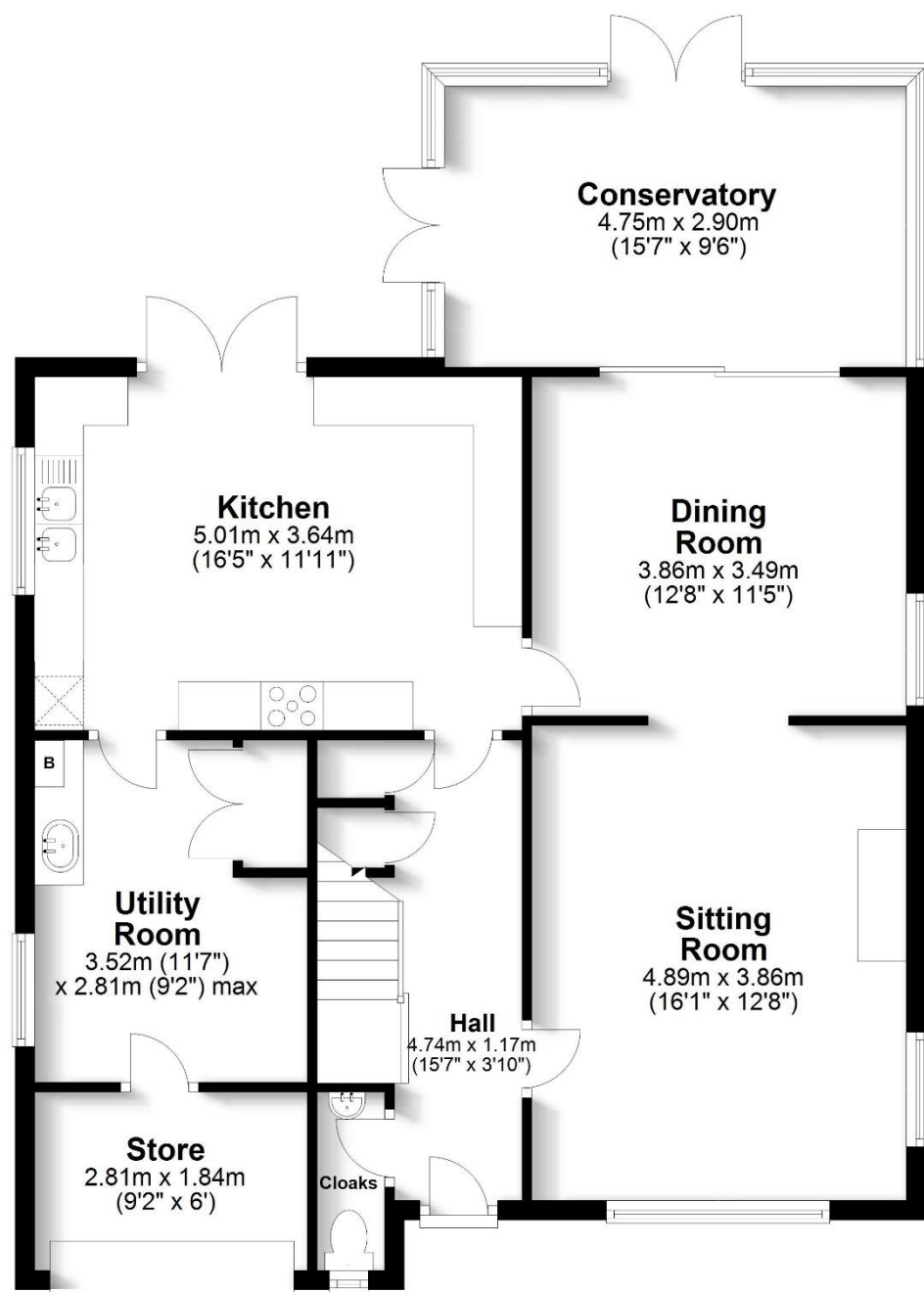
We really feel this is a wonderful home and invite you to view the online video tour for a peek before you arrange a viewing in person.

## Directions

<https://what3words.com/neatly.scraping.sounds>

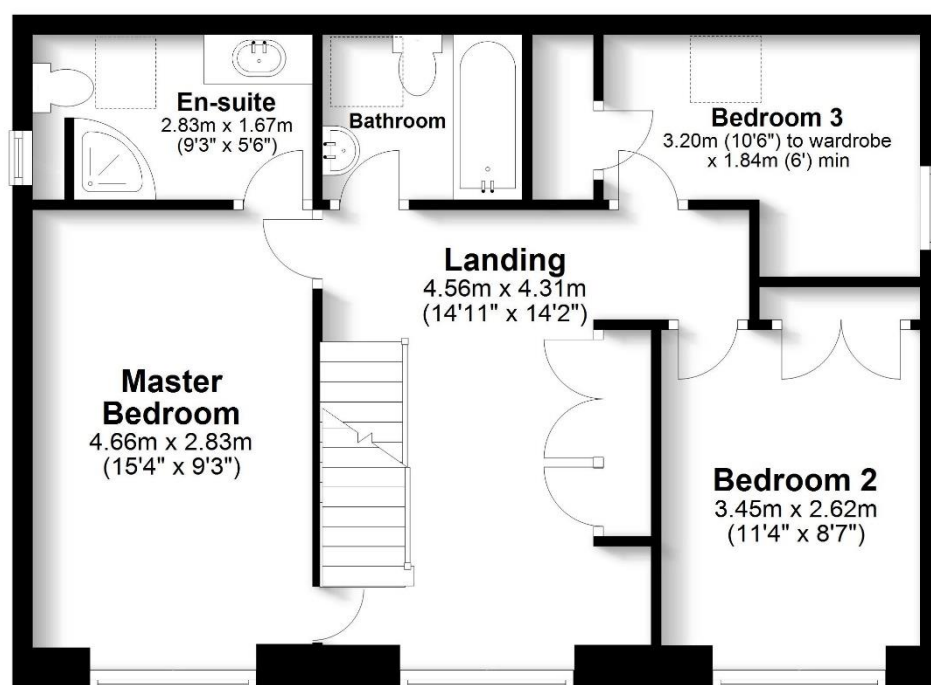
### Ground Floor

Approx. 90.4 sq. metres (973.0 sq. feet)



### First Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



Total area: approx. 172.6 sq. metres (1858.3 sq. feet)

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