£850,000 Freehold

13 Sycamore Close, Romsey, Hampshire, SO51 5SB

MICHAEL RHODES

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Sycamore Close is a popular residential cul-de-sac situated within the Whitenap area of Romsey, offering convenient access to the town centre and its range of shops, cafés, restaurants and leisure facilities. The area is particularly popular with families, falling within the Halterworth Primary School and The Mountbatten School catchments. Romsey railway station provides links towards Southampton and Salisbury, while the M27 and M3 are also within easy reach for commuters.

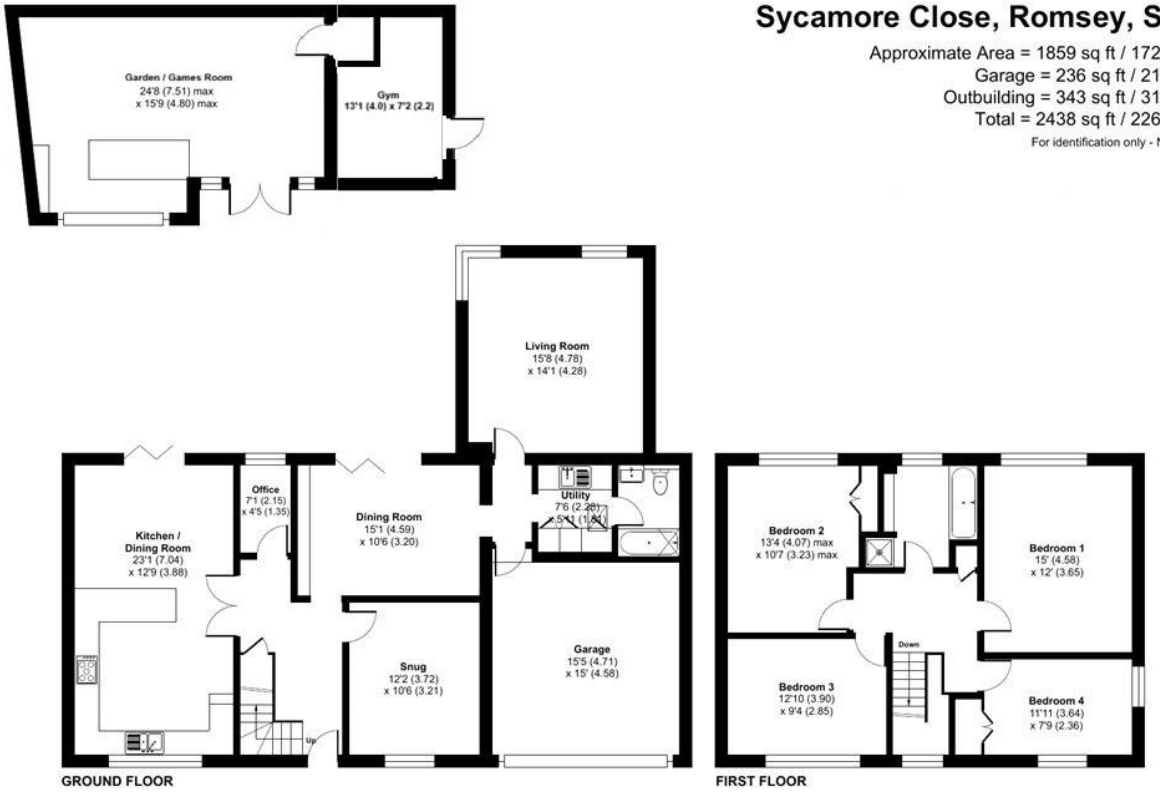
The accommodation begins with a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a separate snug, while the spacious kitchen/dining room forms the heart of the home and is fitted with a comprehensive range of wall and base units, extensive work surfaces and a large breakfast bar. Positioned just off the kitchen is a useful home office, ideal for those working from home. There is also a separate dining room providing an excellent space for entertaining, with bi-folding doors opening directly onto the rear garden.

To the rear of the property is a generous living room, enjoying plenty of natural light and further access onto the garden. A separate utility room and downstairs shower room complete the ground-floor accommodation. Upstairs, the property offers four well-proportioned bedrooms, including a particularly generous principal bedroom. The remaining three bedrooms provide excellent flexibility for family living, with fitted storage to selected rooms, and all four bedrooms are served by the family bathroom.

Externally, the property is approached via a generous block-paved driveway providing ample off-road parking and access to the integral garage. The rear garden has been thoughtfully landscaped and features a large paved terrace, well-maintained lawn, raised planting areas and an ornamental pond. There is also a further patio area providing space for a hot tub. A particular feature of the property is the substantial detached garden room, currently arranged as an impressive games and entertaining space with a bar area, alongside a separate gym. This versatile addition provides an excellent space for entertaining, hobbies or exercise. Further benefits to the property include solar panels and air conditioning, adding to the extensive features this impressive family home has to offer.

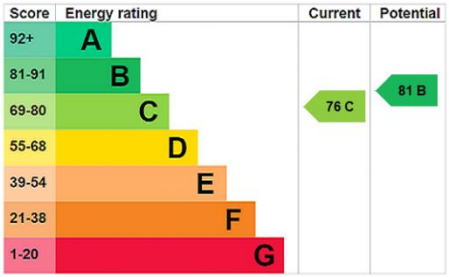
Sycamore Close, Romsey, SO51

Approximate Area = 1859 sq ft / 172.7 sq m
Garage = 236 sq ft / 21.9 sq m
Outbuilding = 343 sq ft / 31.8 sq m
Total = 2438 sq ft / 226.4 sq m
For identification only - Not to scale



Additional Information:

Sellers Position: Buying on
Heating: Gas Central Heating
Drainage: Mains
Primary School: Halterworth Primary School
Secondary School: The Mountbatten School
Date
Council Tax Band: F
Local Authority: Test Valley



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Disclaimer
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. · The floor plans are for illustration purposes and not to scale · Michael Rhodes Limited is registered at Fleming Court, Leigh Road, Eastleigh, Hampshire SO50 9PD. Registered in England number 2969921.

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