



**Offers Over £560,000**

Freehold

**74 Locks Road, Locks Heath**  
Southampton, Hampshire SO31 6NR



## Quick View



4 Bedrooms



Garage



2 Living Rooms + Conservatory



2.5 Bathrooms



Detached House



EPC Rating C



Driveway Parking



Council Tax Band E

### Reasons to View

- Four double bedrooms here will ensure there is plenty of space for the family to grow into over the coming years.
- Take a leisurely stroll to the Locks Heath Shopping Centre & Waitrose, it's just a 10 minute walk to pick up groceries or enjoy a Costa.
- The garden extends to 136 feet (41.5m) in length giving scope to grow your own or just room for the kids to play.
- With full length panels the conservatory, which spans the rear of the house, is the perfect spot to sit and watch the visiting birds in the garden.
- Locks Heath Infants & Junior Schools are just a half mile walk away so you can leave the car at home, whilst teens can be at Brookfield within 15-20 minutes.
- Being non estate and with a good driveway there is space for numerous cars on the driveway, and no restrictions should you have a caravan, or trailer etc.

### Description

When you're looking for your long-term family home there's a lot to consider, like access to schools, transport & local shops and whether it's future-proof with room to grow into, we believe this detached family home takes care of all those worries. Screened from the road by a mature hedge the block paved driveway provides parking for several vehicles and leads to the integral garage which has both a personnel door to the side and an internal door to the hallway, ideal for accessing a second freezer or tumble drier.

The front door is sheltered by a storm porch and opens into the hallway. To the front of the property, you will find the kitchen which is fitted with cream gloss wall and base units complete with integrated appliances including dishwasher, double oven, microwave, fridge/freezer and induction hob. The room is L shaped with a utility area with integrated washing machine and a second sink making for practical family living. Further down the hall is the downstairs WC which has understairs storage space to hang your coats and store the Hoover. The sitting room has a feature brick fireplace which could be utilised back into an open fireplace if you so wish and sliding doors to the conservatory. The adjacent dining room also accesses the conservatory, which spans the back of the house giving a lovely flow to the living space with double sliding doors into the garden.

Up on the first floor there are four double bedrooms, the master an impressive 16ft by 13ft with fitted furniture and an ensuite fitted with a three-piece suite and shower over the bath. Bedroom two is an equally impressive size and has been split by a partition wall, perfect for those teenagers looking for a separate dressing room, games area or even space to study! All the bedrooms have fitted storage and share the family bathroom. There is also loft access via a ladder which is partially boarded, and airing cupboard which houses the hot water tank.

The rear garden extends to 41.5m and is sure to be a haven for avid gardeners. Complete with patio area perfect for soaking up the sun during the summer months, raised planters, greenhouse and a summer house there is something for everyone here.

### Other Information

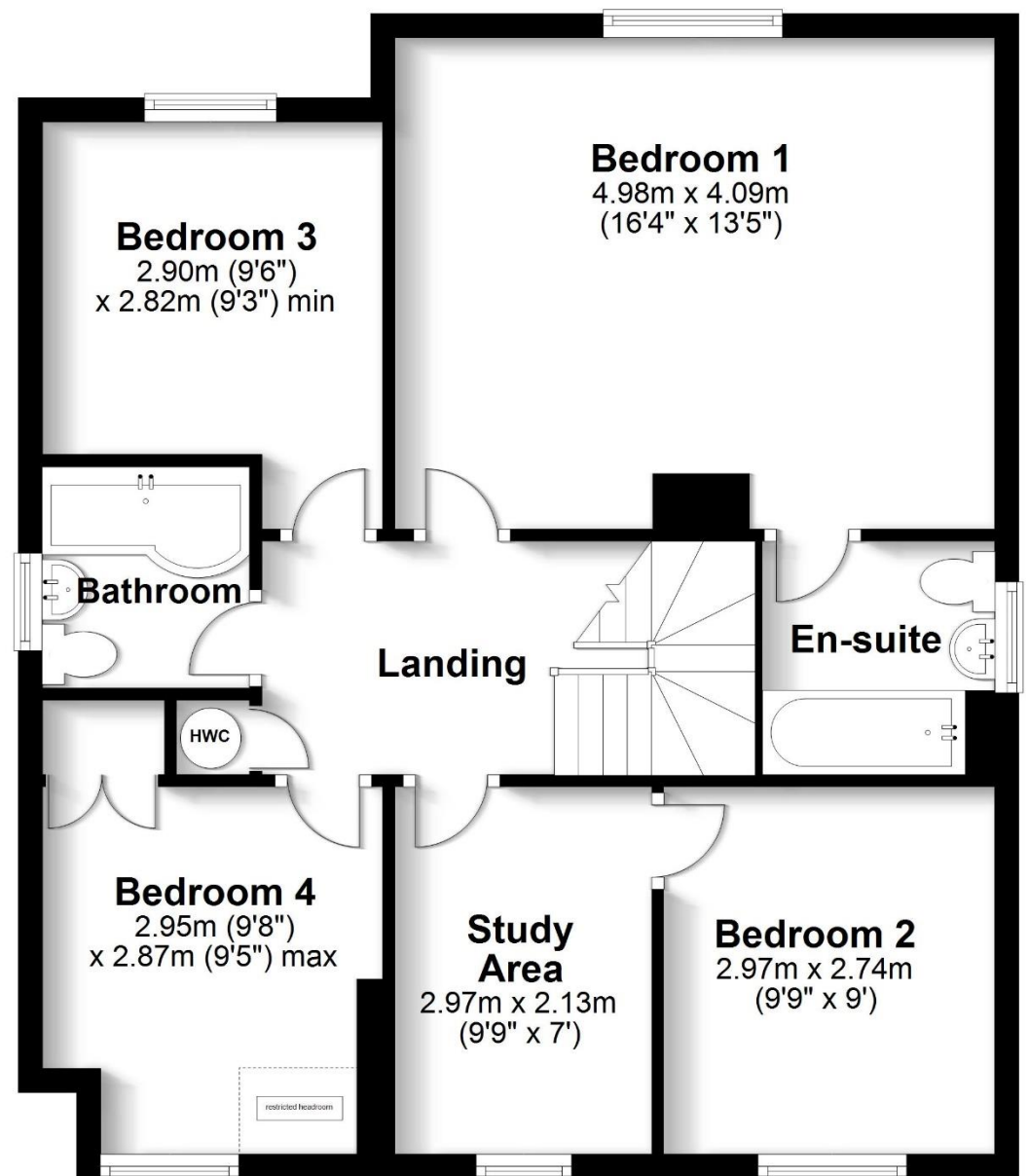
The rear of the garden has been extended by purchasing land from Fareham Borough Council, upon the sale the additional area will be included on the transfer/land registry plan.

### Directions

<https://what3words.com/toolbar.costumed.boost>

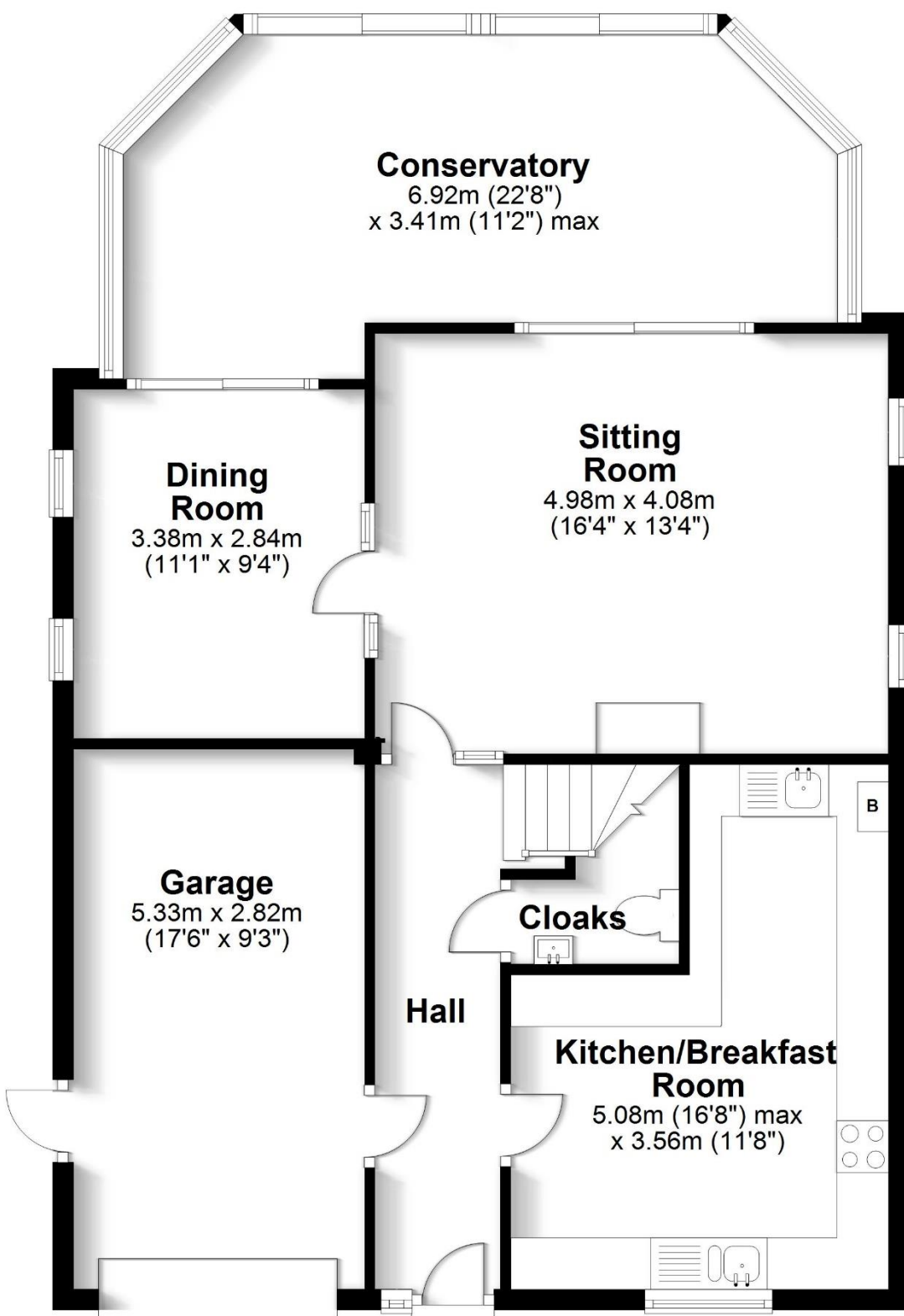
## First Floor

Approx. 71.0 sq. metres (764.5 sq. feet)



## Ground Floor

Approx. 91.5 sq. metres (984.5 sq. feet)



Total area: approx. 162.5 sq. metres (1749.0 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to [www.robinsoneade.co.uk/referral-fees](http://www.robinsoneade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast