



**£465,000**  
Freehold

**44 Laurel Gardens, Locks Heath**  
Southampton, Hampshire SO31 6QH



## Quick View

	3 Bedrooms		Garage
	3 Living Rooms		2 bathrooms + Cloaks
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

## Reasons to View

- Waitrose and all the other fantastic amenities at the Locks Heath Centre are just a 15 minute walk away so very convenient if you fancy a stroll or in easy reach by car.
- With a separate dining room and an insulated conservatory there is plenty of living space to spread into here.
- The separate breakfast room/utility offers a really handy area to dry the dog off after a walk as well as some extra workspace for when you're entertaining.
- An ensuite in addition to the family shower room and a ground floor cloakroom should mean there are no queues in the morning!
- Park Gate Primary and Brookfield Secondary are both within a mile so if you enjoy a walk to drop off in the morning this is a super location.
- This beautifully maintained property is in turnkey condition and offered chain free so you could be in and settled in no time.

## Description

Situated in a corner position of a cul de sac of just six houses and set back from Laurel Gardens, this pretty three bedroom detached house is offered chain free and ready for new owners to move straight in with no work to do.

The smart frontage provides parking for two cars on the driveway with the front garden offering a colourful array of mature plants. The front door opens into the hallway with doors off to the sitting room and cloakroom with stairs leading up to the first floor. The sitting room has two windows overlooking the front garden and a feature fireplace with gas fire fitted giving a focal point to the room. A wide arch opens to the dining room which in turn has sliding doors into the conservatory which was replaced in January 2024. It is fitted with an insulated pitched roof, two sky lights, double glazed windows and French doors leading into the garden. This is a lovely space from where you can sit and enjoy the garden all year round.

The kitchen is fitted with light wood effect units with an inset gas hob and electric double oven. An archway leads into breakfast room/utility room which has a fitted, fold down table and space for all the white goods, freeing up room in the kitchen and giving useful extra work surface. The seller is happy to leave all of the existing appliances to tide you over – they are used but in good working order. A personnel door gives access to the garage where you'll find the Glow Worm gas boiler which was fitted in November 2023. There is roof storage space and a roll up electrically operated door for easy access.

The first floor offers three bedrooms; two doubles with built in wardrobes and a further single room. Bedroom one benefits from a refitted en-suite (August 2023) with stylish combination vanity basin toilet and shower cubicle with rainfall and handheld heads. The main bathroom is fully tiled and fitted with a modern suite with double shower cubicle and fitted furniture giving lots of storage.

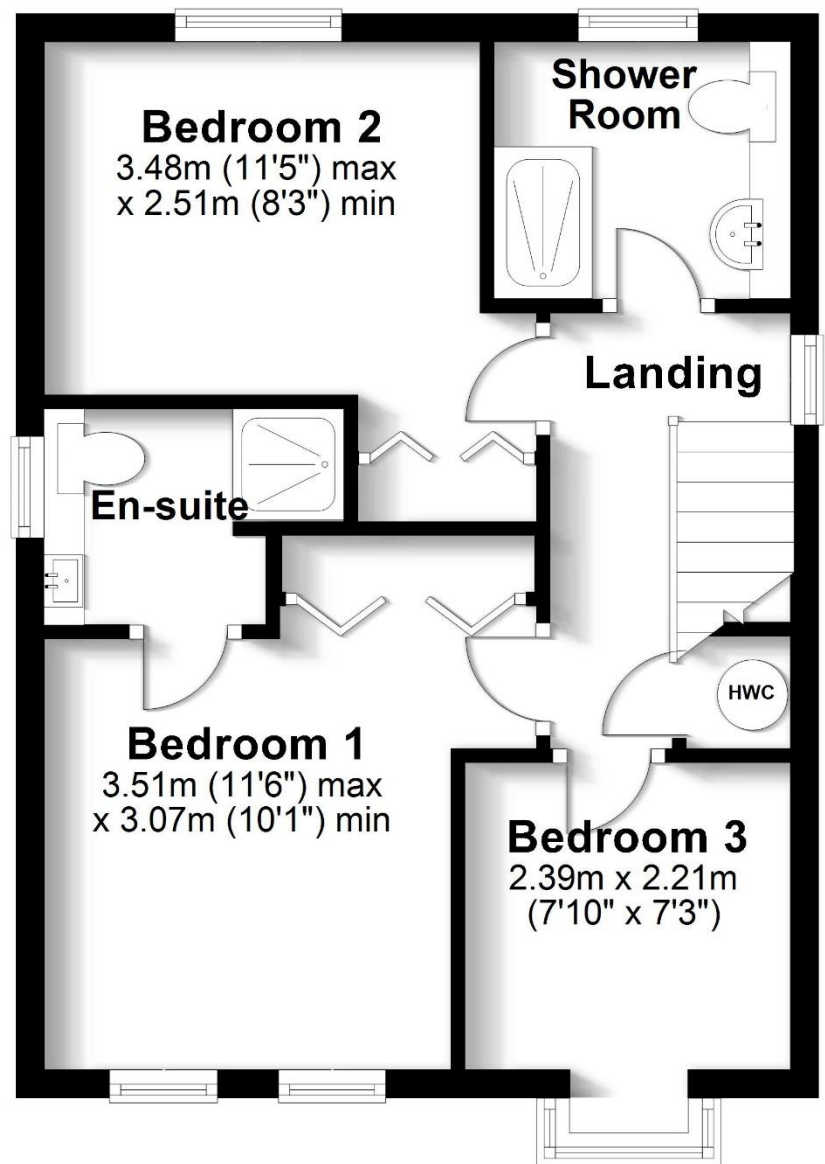
Outside the rear garden enjoys a south/easterly aspect, it is not overlooked to the rear with bungalows behind. There are two areas of paving so you can move around to make the most of the sunshine through the day. The rest is mainly laid to lawn with some lovely mature shrubs and trees and a garden shed too. Offered with no forward chain this property is available for viewing now so don't delay, call us today to arrange your appointment.

## Directions

<https://what3words.com/hedgehog.aquatics.undivided>

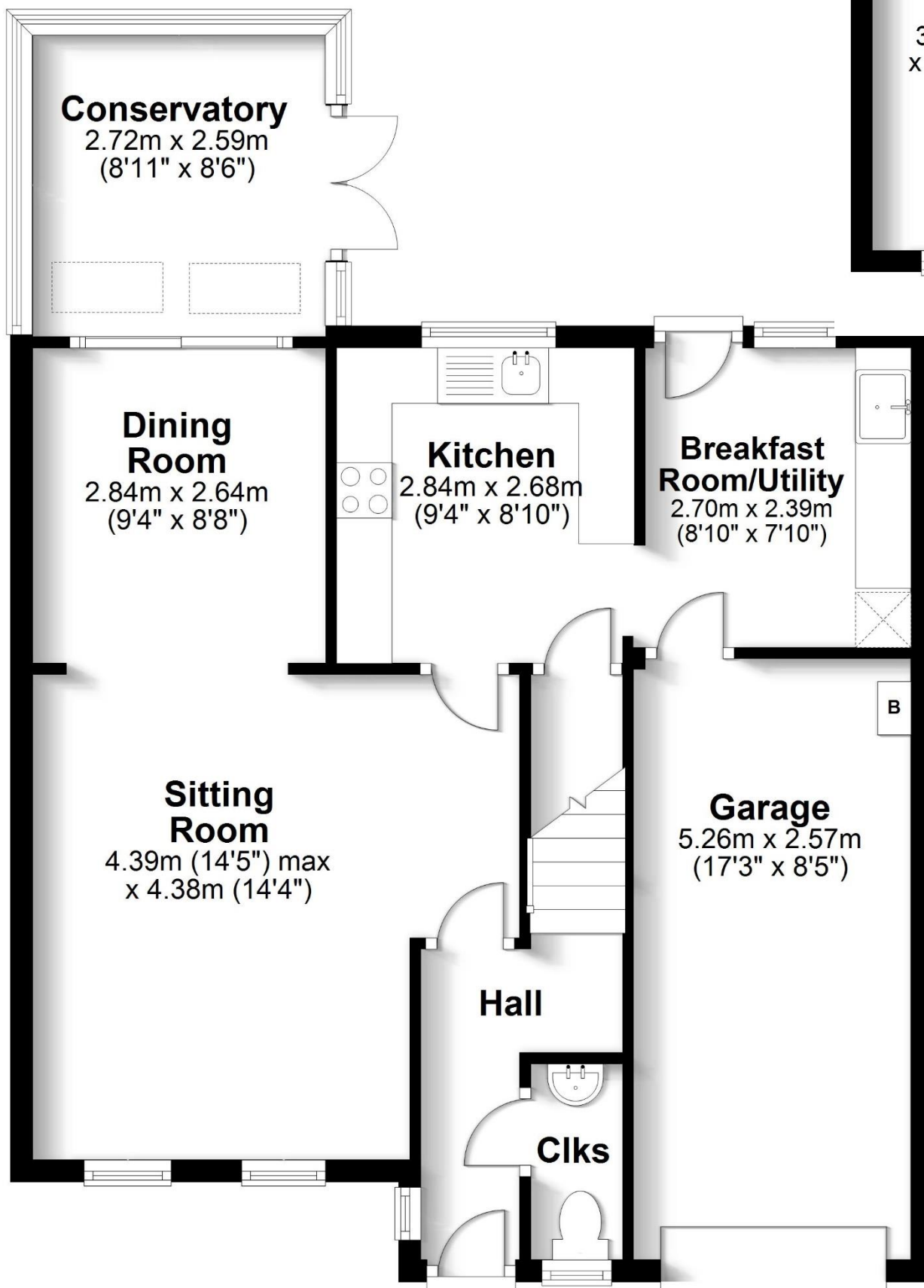
## First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



## Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



Total area: approx. 94.8 sq. metres (1020.2 sq. feet)

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