



£365,000
Freehold

25 Westbrook Close, Park Gate
Southampton, Hampshire SO31 7AU



Quick View

	3 Bedrooms		Garage
	2 Living Rooms		1 Bathroom
	Semi-Detached House		EPC Rating C
	Off Road Parking		Council Tax Band C

Reasons to View

- This beautifully kept, light, and wonderfully cared for semi-detached house, with solar panels, sits on a corner plot and is now ready for its new owners to make it a home.
- The extended ground floor offers a lounge, dining room, kitchen, sunroom, utility room and all important ground floor toilet. Offering space for all the family, whatever the age.
- On the first floor, there are two double bedrooms and a single bedroom. A shower room with a large walk-in shower. The landing has a full-height picture window allowing light to flood in.
- The school run will be a breeze with Park Gate Primary School being less than a mile away and just a five-minute walk to the station and five minutes’ walk to Park Gate shops.
- With beautifully kept gardens, this corner plot provides gardens to the front, side and an enclosed garden to the rear. A real gardeners delight.
- Our seller has secured a no onward chain new build property and is ready to make the move as soon as you are.

Description

If accessibility and good access are an absolute must, this could be the home for you. Whilst providing good access links further afield by train or being able to access junction 9 off of the M27, Park Gate really does have it all. Being able to buy an established three-bedroom semi-detached house on a corner plot with parking and garage might just be the icing on the cake. Entering through the glazed entrance porch gives you space to hand your coats and store the shoes and then enter through the hallway. The light hallway takes you into the sitting room with a large picture window framing the front garden and then flows through into the dining room with a further door accessing the kitchen and, having been extended, takes you into the south-facing sunroom. The kitchen offers working space aplenty with storage cupboards above and below, an inset acrylic sink with a mixer tap, an inset four-ring gas hob with extractor over, an eye-level double oven, inset downlighters, and door to the utility room. With additional working and storage space, a sink, door to the garden and door to the ground floor toilet with vanity basin. Upstairs, the light landing affords access to the loft space, an airing cupboard which houses the wall-mounted Ideal combination boiler and doors to the main bedroom with dual built-in mirror-fronted wardrobes. Bedroom two has a single built-in wardrobe and bedroom three is a well-proportioned single bedroom. The shower room has an easy access walk-in shower, W.C. and vanity basin, inset downlighters and useful built-in storage cupboard. Outside, the corner plot has a lawned area to the front with mature shrubs, a lawned side garden and enclosed by high-level wooden fence panelling enclosing the rear garden. The garden is low maintenance with paving, astroturf and mature shrubs. There is gated access to the front of the property and also to the off-road parking which accesses the single garage with personnel door, power and light connected. There is also an outside tap.

Ready to make your next move, could this be the one for you? With the benefit of reduced running costs due to the owned solar panels, a corner plot and location that really does tick every box, this really is one that we think you need to view. Call Robinson Reade and one of our experienced members of staff will be very happy to make the necessary arrangements.

Other Information

Agents note: We are advised by our seller that the solar panels are owned and feeds directly back into the electrical system.

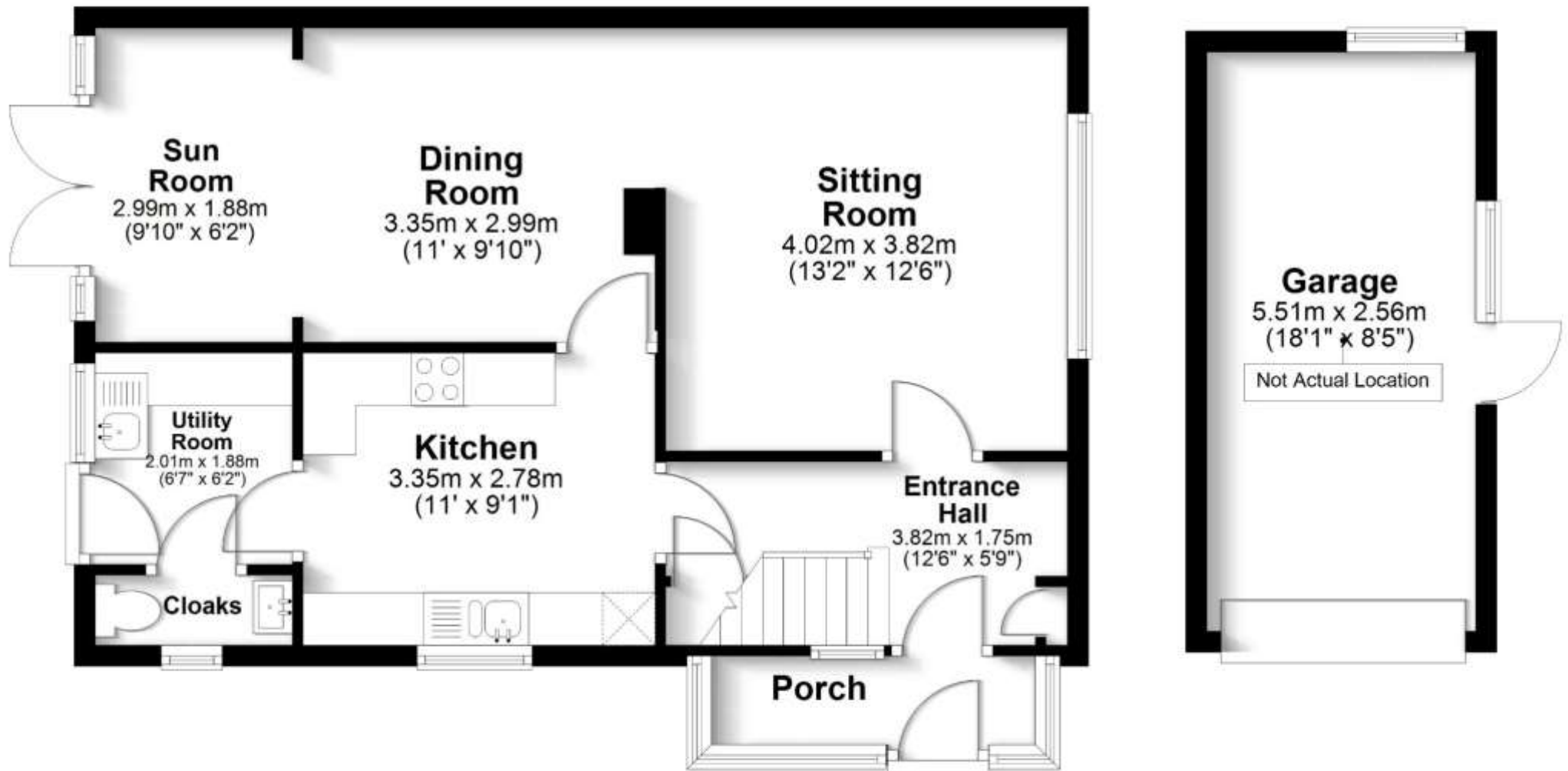
Directions

<https://what3words.com/flask.supplied.edicts>

Westbrook Close, Park Gate

Ground Floor

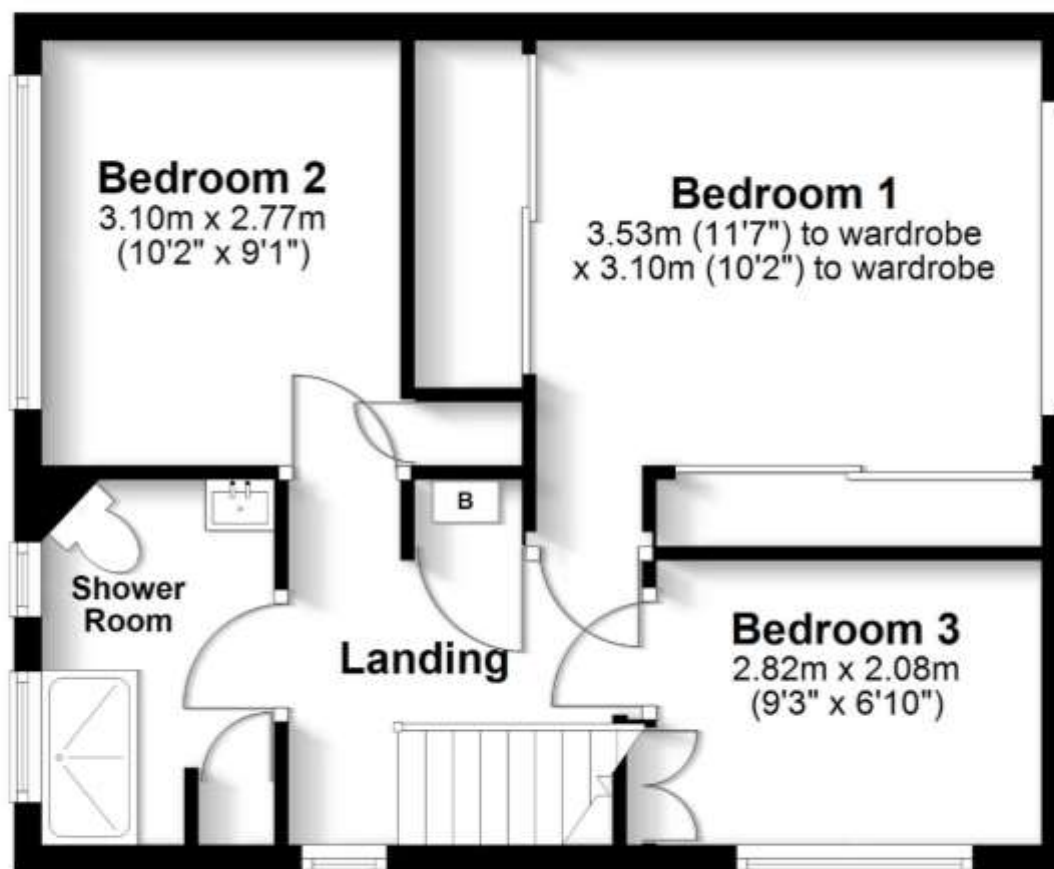
Main area: approx. 56.2 sq. metres (605.2 sq. feet)
Plus garages, approx. 14.1 sq. metres (151.5 sq. feet)



Main area: Approx. 92.9 sq. metres (999.9 sq. feet)
Plus garages, approx. 14.1 sq. metres (151.5 sq. feet)

First Floor

Approx. 36.7 sq. metres (394.6 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. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



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