

33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Tel: 01489 570011

lettings@brookindependent.co.uk

www.brookindependent.co.uk

BROOK
INDEPENDENT
LETTING AGENTS



3 Poppy Close

Locks Heath, Southampton, SO31 6XS

£354,950

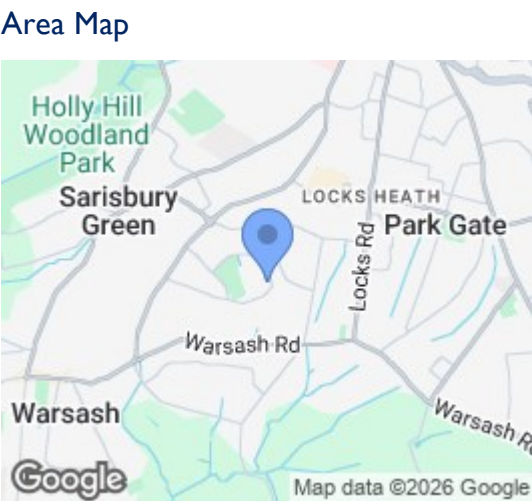


Brook Independent Estate Agents are delighted to present to the market this exceptionally spacious three bedroom link detached house set in an enviable spot in a central and incredibly convenient Priory Park location. It is an area that has become more and more popular due to schools of excellent repute, access to an abundance of transport, rail and commuter routes to towns, cities and the commerce centres of Whiteley and Segensworth. The added attraction is the Locks Heath centre with its everyday community and shopping facilities, popular coffee house and Waitrose supermarket. It's a short drive to a fine local Inn and the area holds a network of footpaths through strawberry fields and woodland to the coastal trails following undoubtedly the most picturesque stretches of the River. The Hamble is a haven for maritime and wildlife enthusiasts, avid walkers, cyclists and ramblers.

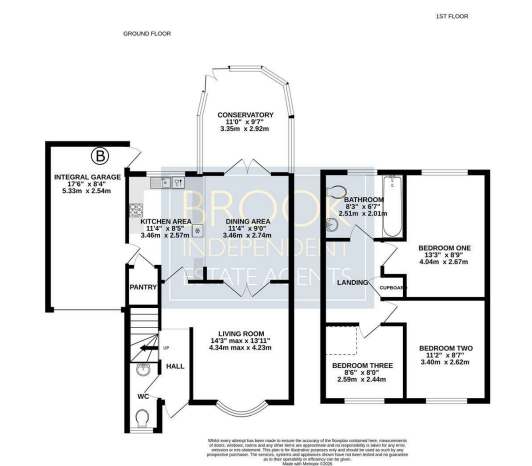
The property is nicely tucked away in a small off shoot just in on the left of Poppy Close. It has a lovely feeling of space around with ample room to the side, good parking in front of the garage and house. Internally its presented with contemporary tones and the desired layout of all principal rooms accessed from the hall and an open plan kitchen dining area with access through to the garage which makes a great versatile space for further conversion. On the first floor there are three well-proportioned bedrooms and a good sized bathroom, with careful planning a provision could be made for an en suite. Externally the garden is secluded and just the right size to enjoy, there's a lawned area and plenty of patio for outdoor dining. Offered with no chain, spacious with a good layout, set in a good plot, an early inspection is highly recommended.



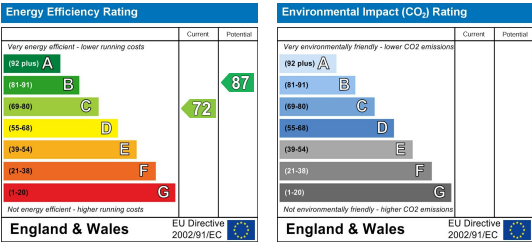
- Entrance Hallway
- Downstairs Cloakroom
- Living Room 14'3 max x 13'11 max (4.34m max x 4.24m max)
- Dining Area 11'4 x 9' (3.45m x 2.74m)
- Kitchen Arera 11'4 x 8'5 (3.45m x 2.57m)
- Garage 17'6 x 8'4 (5.33m x 2.54m)
- Bedroom One 13'3 x 8'9 (4.04m x 2.67m)
- Bedroom Two 11'2 x 8'7 (3.40m x 2.62m)
- Bedroom Three 8'6 x 8 (2.59m x 2.44m)
- Bathroom 8'3 x 6'7 (2.51m x 2.01m)
- Conservatory 11' x 9'7 (3.35m x 2.92m)



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.