

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



Larchdale Close, Warsash, Southampton
Southampton, SO31 9PU

£340,000 Freehold



- Freehold Semi-Detached House
- Three Bedrooms
- Detached Garage & Generous Parking
- Accessible Early Years Schooling
- Popular Cul-De-Sac Location
- Gas Central Heating
- Conservatory
- EPC D

A chain-free, family-sized semi-detached house in a quiet cul-de-sac in the popular village of Warsash. This three-bedroom home is superbly located for young families, with early years and primary schools within walking distance, the open spaces of Warsash Common close by and the sporting facilities of Warsash Wasps junior football club, sailing and tennis clubs all within walking distance. For bracing sea air, the Warsash Coastal Path is a must, rounded off with refreshment at the popular Rising Sun! Employment opportunities abound at nearby Whiteley office park, as do leisure and retail therapies in the multiplex, restaurants and shopping centre.

The property benefits from a private rear garden and both a detached single garage and an extensive driveway with space for up to four cars. There is an Ohme home charging point fitted for electric car charging.

This property is presented in good decorative order and has the benefit of modern, neutral carpeting throughout. The kitchen and bathroom would now benefit from updating to make this a truly comfortable family home. Offered with vacant possession for early completion.



Entrance Hall

Accessed via a part-glazed UPVC front door, internal doors to cloakroom and reception room, radiator.

Lounge Diner 27'0" x 10'8" (8.23m x 3.27m)

A bright, spacious room running the full depth of the house, with double windows to the front elevation and double-glazed sliding doors to the rear. Pendant and wall lighting, stairs rising to first floor, electric fire and Georgian-style hearth, radiator, wall thermostat.

Kitchen 10'7" x 6'7" (3.24m x 2.03m)

Open-plan kitchen with a range of base cupboard and wall units. Gas hob with extractor over and electric double oven below. Double corner sink and drainer with chrome mixer tap. Multi-directional spotlighting. Window to rear. Space for fridge/freezer and washer/dryer. Vinyl floor covering and kick-heater.

Conservatory 10'11" x 7'8" max (3.33m x 2.34m max)

Brick-based conservatory with double-glazed windows to three sides and polycarbonate roof. Ceramic tiled floor, opening top-light windows. Double doors opening to rear garden.

Bedroom One 13'8" x 9'1" (4.17m x 2.78m)

Principal bedroom with double window to front elevation. Multi-directional spotlighting, radiator, TV point.

Bedroom Two 12'11" x 9'1" (3.95m x 2.79m)

Rear-facing double bedroom with top-hinged window overlooking rear garden. Pendant lighting, radiator, wiring for wall-mounted TV.

Bedroom Three 10'6" x 5'11" (3.21m x 1.81m)

Front-facing single bedroom or home office space with top-hinged window, ceiling spotlights, radiator.

Cloakroom

With obscure-glazed window to side, half-height ceramic wall tiling, WC and wash hand basin with mirror over, pendant light, vinyl flooring.

Bathroom

Accessed via a sliding door, the house bathroom comprises a white three-piece suite with shower over bath, wash hand basin with mirrored medicine cabinet over and low-level WC. Full-height ceramic wall tiling, top-hinged window to rear.

Outside

The property is well-served with an extensive private driveway and a detached single garage with light and power. To the rear is an enclosed rear garden, partly paved and laid to lawn.

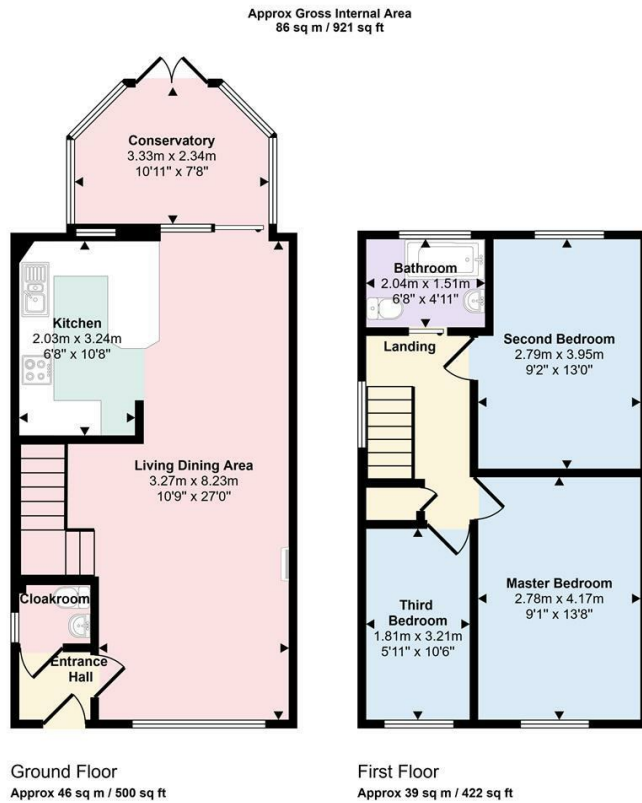
Material Information

Council Tax Fareham Borough Council Band C £2,019 payable (2026/27)

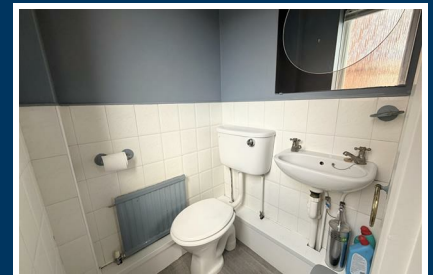
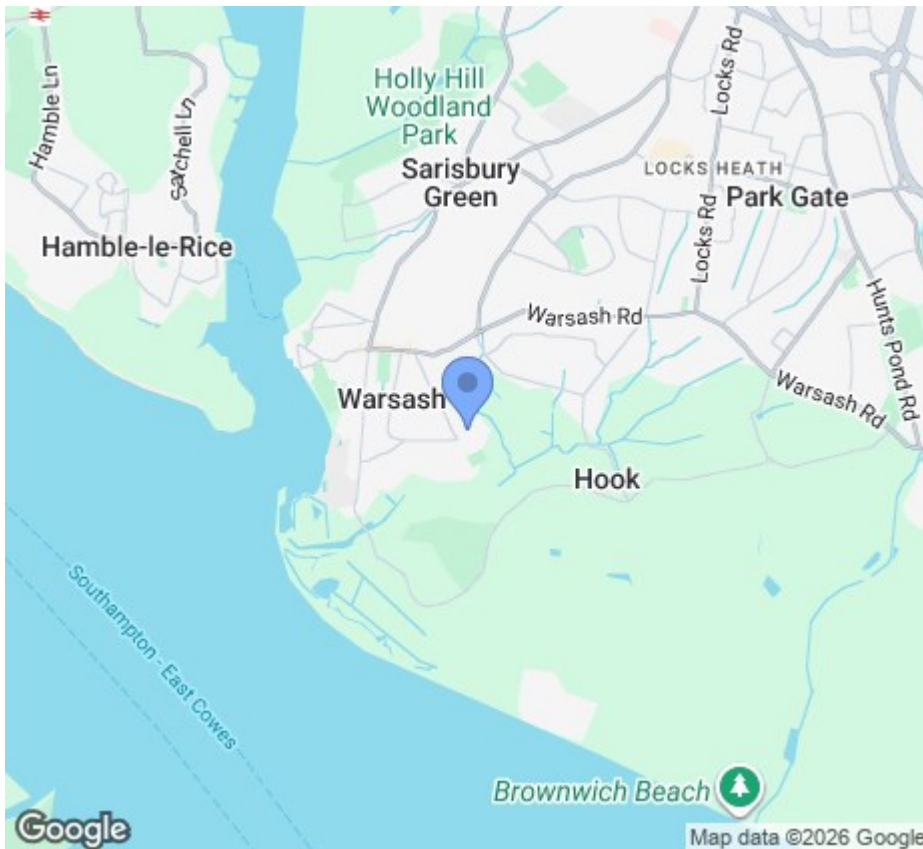
Broadband - Std 5 Mbps Superfast 65 Mbps Ultrafast 1,800 Mbps

Mobile Reception - EE 85% 3 84% Vodafone 83% O2 82%





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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