



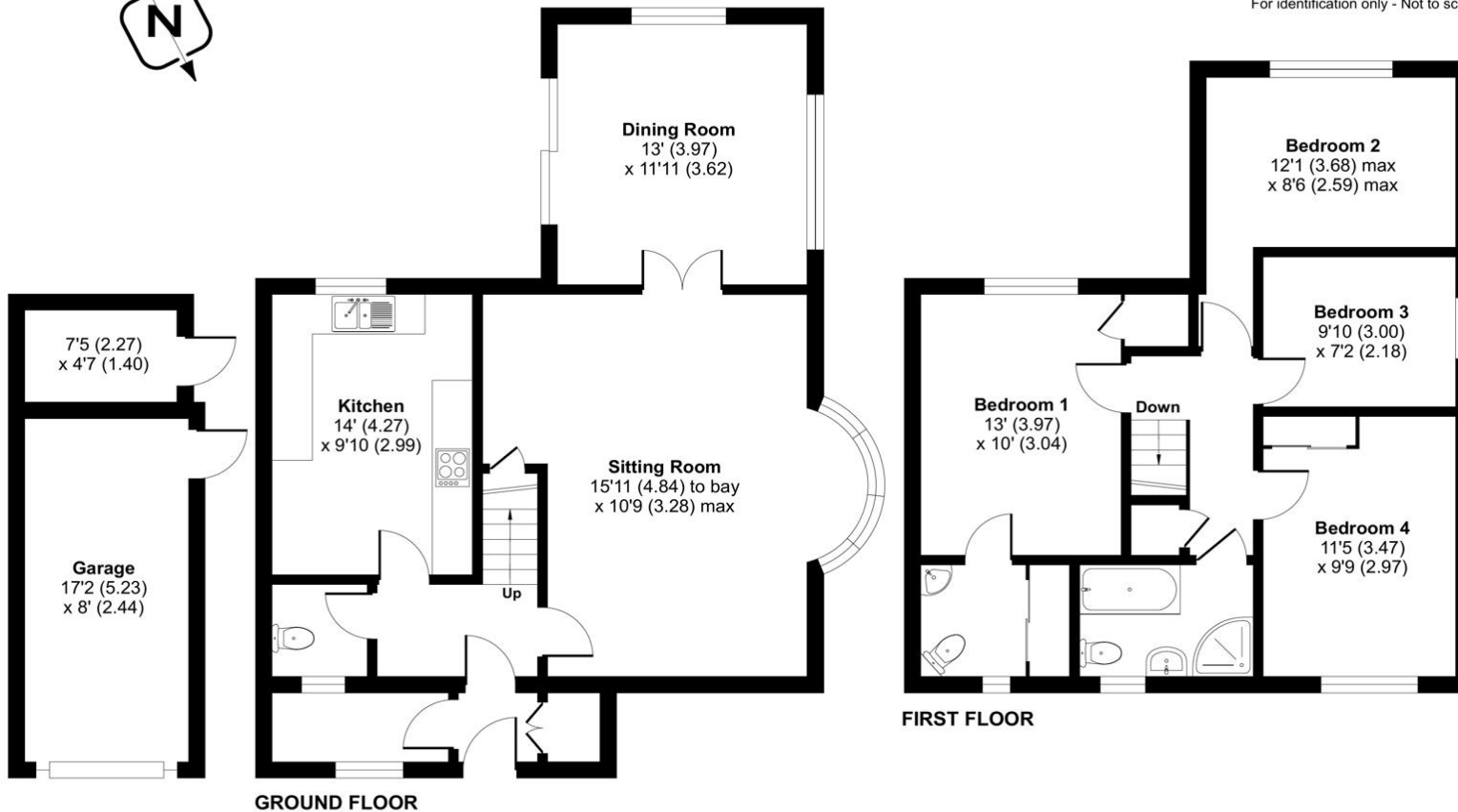
Launcelyn Close, North Baddesley, Southampton, Hampshire, SO52 9NP



## ACCOMMODATION

This extended four-bedroom detached home is situated in a quiet cul-de-sac and is offered with no forward chain. The property has been well maintained and features a private rear garden, an additional side garden, a garage, and off-road parking. Conveniently located within easy reach of Romsey and Southampton shopping centres, it also benefits from a nearby convenience store and excellent transport links, including rail and road access. The ground floor includes a spacious living room, a dining room with patio doors to the garden, a modern kitchen with integrated appliances, a utility room, and a downstairs cloakroom. Upstairs, the four bedrooms offer ample storage, with the principal bedroom featuring an en-suite cloakroom. The modern family bathroom includes a bath, power shower, wash hand basin, and W.C. The well-maintained gardens boast a variety of plants, a patio area, and a brick-built shed, while the garage provides additional storage and parking.

Approximate Area = 1382 sq ft / 128.4 sq m  
 Limited Use Area(s) = 137 sq ft / 12.7 sq m  
 Outbuilding = 34 sq ft / 3.2 sq m  
 Total = 1553 sq ft / 144.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Charters Estate Agents Limited. REF: 1253555

### SITUATION

North Baddesley is one of the largest villages in the South of England, sitting just 3 miles east of Romsey. It offers an abundance of local and community facilities – making it ideal for families – along with the cultural sites, retail opportunities and travel links that come with being so close to a main town. There's a GP practice, a community-run library, Emer Bog Nature Reserve, a large recreational ground for sports and outdoor activities and a choice of good schools within a two-mile radius.



**SPECIFICATION**

- No forward chain
- Extended detached home
- Great location
- Modern kitchen
- Four well-proportioned bedrooms
- Modern family bathroom
- Garage and off-road parking

**LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band E

**ASKING PRICE £470,000**

**TENURE**

Freehold