



**Connells**

Thomas Road  
North Baddesley Southampton

# Thomas Road North Baddesley Southampton SO52 9PT

for sale  
**£475,000**



## Property Description

A spacious and versatile four-bedroom terraced townhouse situated in a sought-after residential location within the catchment for North Baddesley Infant & Junior School and Mountbatten School, both rated Good by Ofsted. Offering approximately 143 sq m of accommodation over three floors, the property features two reception rooms, including a ground-floor dining room suitable as a fifth bedroom or home office, a modern kitchen breakfast room, separate utility room, cloakroom and ensuite to the principal bedroom. Further benefits include an integrated garage, driveway parking, landscaped rear garden and double glazing throughout. Conveniently located close to local amenities, commuter routes and transport links, this home is ideally suited to growing families and buyers seeking flexible living space.

## Entrance Hall

Entered via the front aspect with fitted Kamdean Luxury Vinyl Tile flooring, stairs rising to the first floor and access to the cloakroom and ground-floor accommodation.

## Cloakroom

Comprising WC, hand wash basin and Kamdean Luxury Vinyl Tile flooring

## Dining Room

13' x 8' 9" ( 3.96m x 2.67m )

A versatile reception room with fitted carpet

and double-glazed window with shutters to the front aspect, ideal as a dining room, fifth bedroom, playroom or home office.

## Kitchen Breakfast Room

15' 7" x 10' 3" ( 4.75m x 3.12m )

Fitted with a wide range of wall, base and drawer units with work surfaces over, integrated double electric oven, induction hob with extractor above, stainless steel sink and drainer with mixer tap, space for a large fridge freezer, Kamdean Luxury Vinyl Tile flooring, patio doors and double-glazed window overlooking the rear garden.

## Utility Room

8' 9" x 5' 7" ( 2.67m x 1.70m )

Separate utility area with space and plumbing for washing machine and additional storage space.

## First Floor Landing

Built-in airing cupboard with stairs ascending and descending to further accommodation.

## Lounge

15' 7" x 11' 8" ( 4.75m x 3.56m )

Located on the first floor and featuring fitted carpet, two double-glazed windows with shutters to the front aspect and generous living space.

## Bedroom Two

13' 8" x 9' 9" ( 4.17m x 2.97m )

Featuring fitted carpet, double glazed

windows to the front aspect and Velux window to the rear aspect.

### Bedroom Three

15' 7" x 10' 4" ( 4.75m x 3.15m )

Another well-proportioned bedroom with fitted carpet and two double-glazed rear aspect windows.

### Bathroom

Well-appointed family bathroom serving the remaining bedrooms.

### Top Floor Landing

### Bedroom One

15' 7" x 13' 5" ( 4.75m x 4.09m )

Situated on the top floor with double-glazed window and shutters to the front aspect and access to the ensuite.

### Bedroom Four

15' 7" x 10' 4" ( 4.75m x 3.15m )

Double bedroom with fitted carpet and a double glazed window to rear aspect.

### Ensuite

Fitted with shower enclosure, WC and hand wash basin.

### Garage

Integrated garage with up-and-over door and driveway providing off-road parking, access to rear garden via door.

### Rear Garden

Landscaped rear garden with mature shrubs and borders creating an attractive outdoor entertaining and family space.

### Location

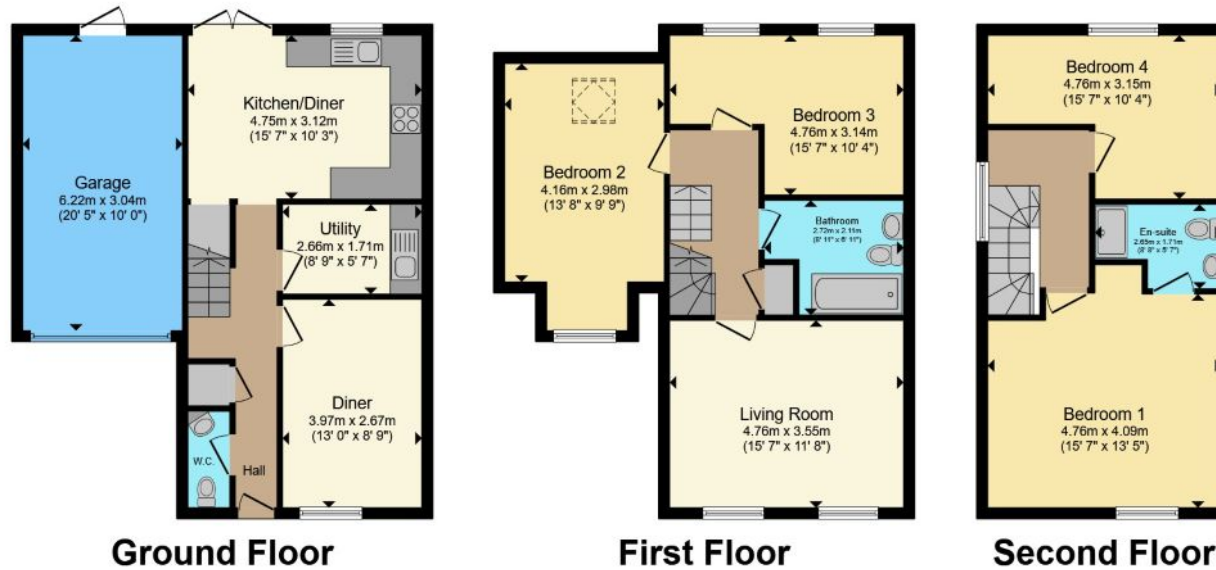
Situated within a popular residential development in North Baddesley, the property benefits from excellent local amenities including shops, supermarkets, cafes and recreational facilities. Families are particularly drawn to the area due to the highly regarded school catchments for North Baddesley Infant & Junior School and Mountbatten School, both rated Good by Ofsted.

The property is conveniently located for commuters with excellent transport links nearby including easy access to the M27 and M3 motorway networks, Southampton Parkway Airport and mainline railway stations providing routes to Southampton, Winchester and London Waterloo. The nearby market town of Romsey and Southampton city centre offer extensive shopping, dining and leisure facilities.









Total floor area 152.3 m<sup>2</sup> (1,639 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: ROM307092 - 0006