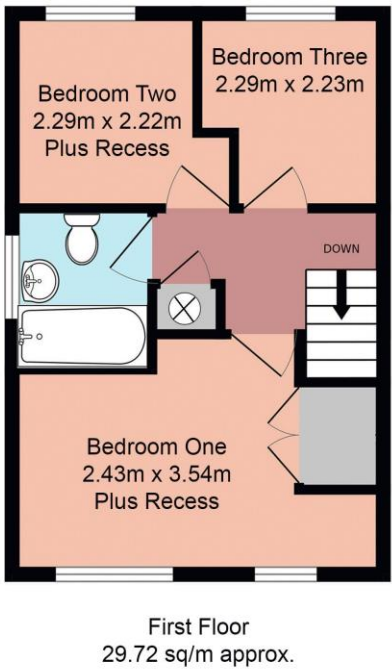
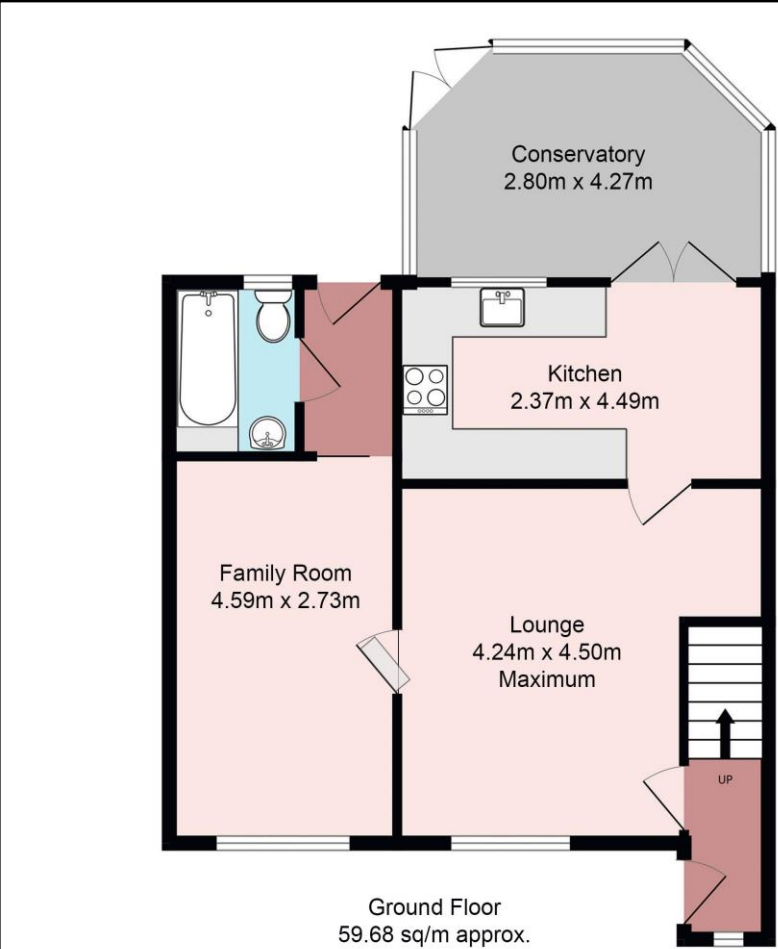




31, Larkspur Drive, Marchwood, SO40 4JX  
Offers in Excess of £365,000

**brantons**





Accommodation

Lounge13' 11" x 14' 9" (4.24m x 4.50m) Maximum

Family Room15' 1" x 8' 11" (4.59m x 2.73m)

Kitchen7' 9" x 14' 9" (2.37m x 4.49m)

Conservatory9' 2" x 14' 0" (2.80m x 4.27m)

Downstairs Bathroom6' 7" x 4' 11" (2.00m x 1.51m)

Bedroom One8' 0" x 11' 7" (2.43m x 3.54m) Plus Recess

Bedroom Two7' 6" x 7' 3" (2.29m x 2.22m) Plus Recess

Bedroom Three7' 6" x 7' 4" (2.29m x 2.23m) Maximum

First Floor Bathroom6' 3" x 5' 7" (1.91m x 1.70m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this modern semi-detached home set in a tucked away position within a quiet cul-de-sac in the highly regarded village of Marchwood. The ground floor layout consists of a spacious lounge that leads into a further reception/family room via a cleverly hidden bookcase door and to the rear of the family room there is a bathroom and external door. There is also a kitchen, and sizable conservatory with French doors to the garden. The first floor accommodation consists of three bedrooms with the master being a particularly generous size and also benefiting from the use of a built in wardrobe, and there is a bathroom accessed via the landing. To the front of the property is driveway parking for at least two vehicles. At the rear is the garden which is largely laid to lawn with patio seating areas. The garden enjoys a private and pleasant, leafy outlook and with this, a great sense of privacy and seclusion. An additional benefit of the property is the air con system which is ideal in the summer months. Brantons advise that an early viewing will be essential to avoid any later disappointment.

Features

- Modern Semi Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Further Reception Room / Ground Floor Bedroom
- Modern Kitchen-Diner

- Conservatory with French Doors to Rear
- Ground Floor & First Floor Bathrooms
- Driveway Parking for at Least Two Vehicles
- Private Rear Garden with Patio Seating Area & Lawn
- Quiet Cul-de-sac Within Highly Regarded Village

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant: Marchwood

Junior: Marchwood

Senior: Applemore

Distances

Motorway: 4.9 miles

Southampton Airport: 12.2 miles

Southampton City Centre: 8.2 miles

New Forest Park Boundary: 0.5 miles

Train Stations

Ashurst: 4.4 miles

Totton: 4.3 miles

Directions

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for approximately 3.5 miles and turn left into Twiggs Lane. Turn right onto Hythe Road. Turn left into Larkspur Drive.

Energy Performance

Energy performance certificate (EPC)

31 Larkspur Drive  
Marchwood  
SOUTHAMPTON  
SO40 4BX

Energy rating  
**C**

Valid until: 6 May 2035  
Certificate number: 3336-4025-2900-0523-0202

Property type: Semi-detached house  
Total floor area: 81 square metres

Rules on letting this property  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score  
This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)  
The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 95 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



