



Berry Close - £434,950

Stanford  
Est 2005





Stanford Estate Agents are delighted to present this impressive & spacious four bedroom detached house in Hedge End. The property is well presented throughout & boasts a lounge, dining room, cloakroom, utility room, sun lounge, garage & driveway parking. An internal viewing is highly recommended.

### Entrance Hall

Coved & textured ceiling, double glazed window to side aspect, radiator, wood flooring, stairs to 1st floor landing, under stairs storage cupboard.

### Cloakroom

Textured ceiling, obscure double glazed window to front aspect, heated towel rail, low level WC, wash hand basin, tiling to principle areas, wood flooring.

### Lounge 14'11 x 12'11

Coved & textured ceiling, double glazed French style doors to rear aspect leading out to the rear garden, radiator, wood flooring, television point, telephone point.

### Dining Room 12'5 x 10'11

Coved & textured ceiling, wood flooring, radiator, double glazed bi-folding doors to rear aspect leading to the sun lounge.

### Sun Lounge 14'5 x 11'4

Smooth plaster ceiling, inset down lighting, tiled floor, double glazed French style doors leading out to the rear garden.

### Kitchen 12'3 x 8'11

Coved & textured ceiling, double glazed window to front aspect, tiled floor, tiling to principal areas, a range of wall mounted & base level units, roll top work surfaces, built in gas hob & electric oven with extractor hood above, space for a fridge/freezer, space & plumbing for a dishwasher, sink & drainer with mixer tap above.

### Utility Room 12'0 x 4'5

Coved & textured ceiling, double glazed window to side aspect, double glazed door to side aspect leading out to the rear garden, tiled floor, wall mounted & base level units, roll top work surfaces, radiator, space & plumbing for a washing machine, space for a tumble dryer.

### First Floor Landing

Textured ceiling, loft hatch, double glazed window to front aspect, airing cupboard.

### Bedroom One 13'5 x 10'11

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator, bespoke built in wardrobes & dressing table.

### Bedroom Two 10'9 x 9'10

Coved & textured ceiling, double glazed window to rear aspect, radiator, built in wardrobes.

### Bedroom Three 10'7 x 9'7

Textured ceiling, double glazed window to front aspect, radiator, built in storage cupboard.

### Bedroom Four 9'4 x 7'3

Textured ceiling, double glazed window to side aspect, radiator.

### Family Bathroom 6'3 x 6'2

Coved & textured ceiling, obscure double glazed window to front aspect, radiator, part tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

### Front Garden

The front garden is mainly laid to lawn with a block paved path leading to the front door. There is also a driveway providing off road parking for two/three cars.

### Garage

The single garage has an up & over door with power & light.

### Rear Garden

The secluded & enclosed rear garden is of a generous size & is mainly laid to lawn with a patio area. There is side access via a gate & an outside tap.

### OTHER INFORMATION

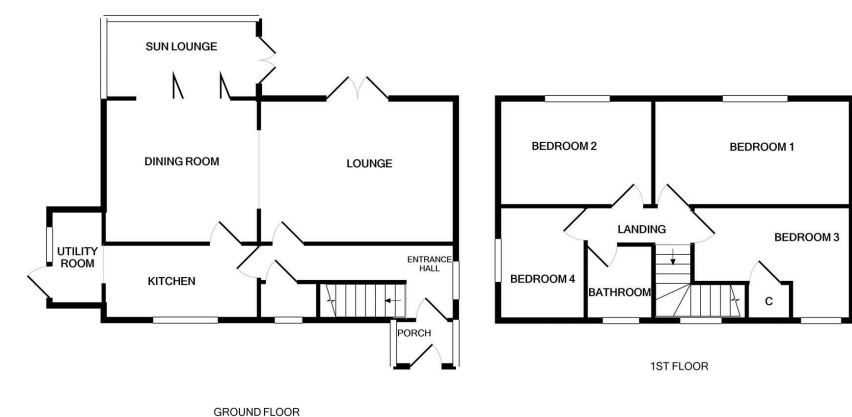
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band E

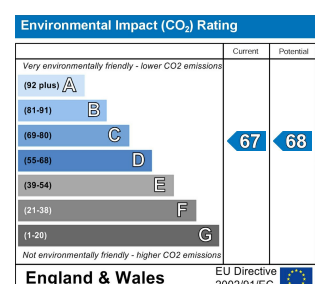
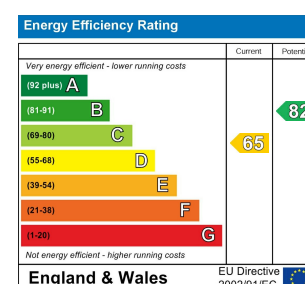
SELLERS POSITION: Has Purchased A New Build Which Is Due To Complete August/September 2021

INFANT/JUNIOR SCHOOL: Freegrounds Infant School/Freegrounds Junior School

SECONDARY SCHOOL: Wildem School



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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