

Stanford Estate Agents are delighted to offer for sale this lovely, four bedroom, detached family home, ideally situated in this highly sought after location in West End. This fantastic property offers spacious accommodation including a bright and airy sitting room, an 18ft modern fitted kitchen/diner and a family room/snug with utility area. Benefits include two en suite shower rooms, a modern family bathroom and downstairs cloakroom. Further benefits include a well maintained private rear garden with an insulated office/music room and off road parking . This property is a great family home and internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Hall:
Stairs to first floor landing, under stairs cupboard, double radiator, doors to sitting room, kitchen/diner and cloakroom.

Cloakroom:
Obscure double glazed window to side aspect, low level WC, wash hand basin, radiator.

Sitting Room: (16'1" x 12'8")
Double glazed doors to rear aspect, double glazed window to rear aspect, double radiator.

Kitchen/Diner: (18'0 x 8'720)
Double glazed window to side and front aspect, fitted with a modern range of wall and base level units with contrasting worksurfaces, built in electric oven and microwave, built in gas hob with stainless steel extractor hood over, sink and drainer with mixer tap, integrated fridge/freezer and dishwasher, ceiling down lighters, part tiled walls, double radiator.

Family Room/Snug: (12'8" x 10'0)
Double radiator, luxury vinyl flooring, door to garage/store, open plan to utility room.

Utility Area: (10'0 x 4'11")
Double glazed window to rear aspect, wall and base level units with contrasting worksurface, sink and drainer with mixer tap, space and plumbing for a washer/dryer, double glazed door to rear aspect.

First Floor Landing:
Access to loft space, doors to bedrooms and family bathroom.

Master Bedroom: (14'0 x 10'10")
Double glazed window to front aspect, double radiator, two fitted cupboards, door to en suite.

En Suite Shower Room:
Obscure double glazed window to rear aspect, suite comprising large walk in shower cubicle, low level WC, pedestal wash hand basin, tiled flooring, radiator.

Bedroom Two: (14'11" x 9'4")
Double glazed window to rear aspect, double radiator, door to guest en suite.

Guest En Suite Shower Room:
Suite comprising walk in shower cubicle, low level WC, pedestal hand wash basin, radiator.

Bedroom Three: (12'6" x 9'4")
Double glazed window to front aspect, radiator.

Bedroom Four: (9'10" x 7'1")
Double glazed window to rear aspect, radiator.

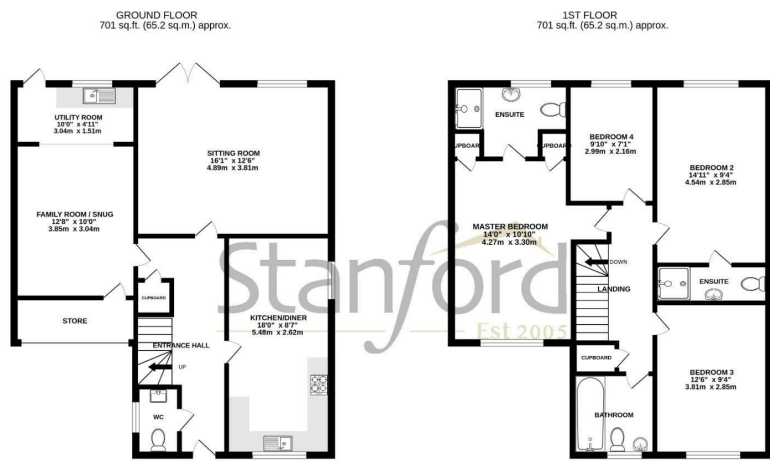
Family Bathroom:
Obscure double glazed window to front aspect, suite comprising panel enclosed bath with shower over, low level WC, pedestal hand wash basin, tiled flooring, part tiled walls, radiator.

Front Garden:
Brick paved driveway providing ample off road parking and laid to lawn with a path leading to the front door and pedestrian gated to the garden.

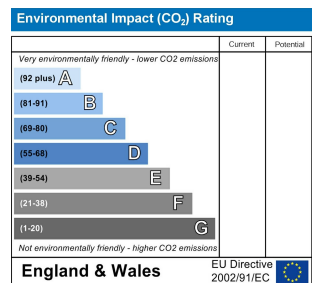
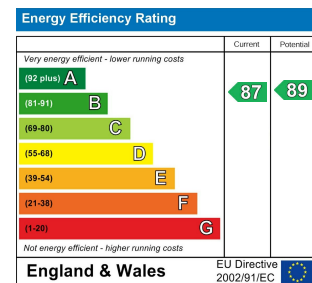
Rear Garden:
Enclosed, secluded and easily maintainable rear garden with a paved seating and entertaining area, laid to lawn with mature flower and shrub borders, side access gate and access to home office/music room.

Office/Music Room:
Double glazed windows, wood panelled walls, power and light, a perfect chilling room.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
Sellers Position: Suited/Found A Newbuild Property
Local Primary School: Saint James Ce Primary School
Secondary School: Deer Park/Wildern School
EPC Rating: B



TOTAL FLOOR AREA: 1402 sq ft (130.3 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing particulars, 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 guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with: MyPlan 12/23



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