

Stanford Estate Agents are delighted to offer for sale this lovely three bedroom semi detached family home, ideally situated in this highly sought after cul-de-sac location in Hamble. This fantastic property offers spacious accommodation including a 17ft lounge/diner, a modern and stylish fitted kitchen with built in appliances, modern upstairs family bathroom and downstairs cloakroom. Benefits include a secluded and landscaped rear garden, a self contained cabin/annexe bedroom and off road parking. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Hall:
Double glazed window to side aspect, stairs to first floor landing, radiator, doors to cloakroom/WC, kitchen and lounge/diner.

Cloakroom:
Obscure double glazed window to front aspect, vanity hand wash basin with cupboards below, tiled splashback, low level WC, radiator, wood effect flooring.

Lounge/Diner: (17'8" x 16'9")
Double glazed window to rear aspect, wood effect flooring, under stairs cupboard, radiators, built in shelving and double doors to rear aspect.

Kitchen: (9'10" x 8'10")
Double glazed window to front aspect, fitted with a range of modern wall and base level units with squared edge worksurfaces, double oven and electric hob with extractor hood and lighting, integrated fridge/freezer, dishwasher and washing machine, sink and drainer with mixer tap, wood effect flooring, part tiled walls, ceiling downlighters, radiator.

First Floor Landing:
Doors to bedrooms and family bathroom, access to loft.

Bedroom One: (14'5" x 9'9")
Double glazed window to rear aspect, radiator, cupboard, space for wardrobes.

Bedroom Two: (13'4" x 9'10")
Double glazed window to front aspect, radiator, space for wardrobes.

Bedroom Three: (8'8" x 8'0)
Double glazed window to rear aspect, radiator.

Family Bathroom:
A stunning and modern suite comprising 'P' shaped panel enclosed bath with shower over and glass screen, vanity hand wash basin with cupboards below, low level WC, radiator, tiled flooring, part tiled walls, double glazed windows to front aspect.

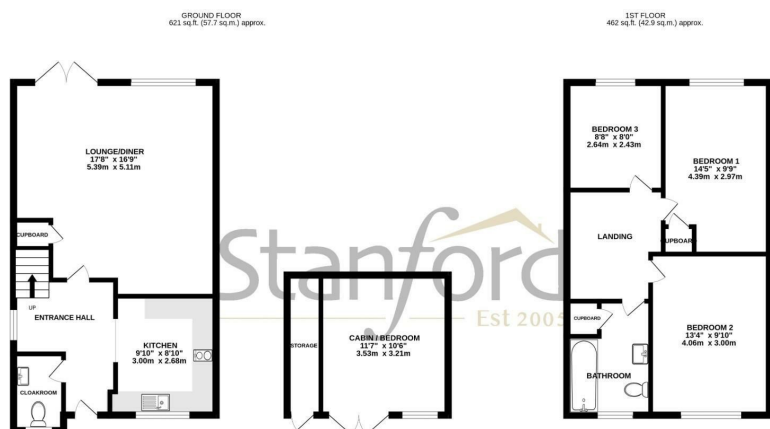
Front Garden:
Path leading to front door, enclosed fence and gate, overlooking park and children's play area.

Rear Garden:
A beautifully presented, landscaped garden mainly laid to artificial lawn with flower and shrub borders and a good sized patio seating and entertaining area. enclosed via panel fence surround, side access gate and a path leading to the cabin/annexe bedroom.

Cabin/Annexe Bedroom: (11'7" x 10'5")
Wood effect flooring, electric heating, ceiling downlighters, double glazed window to front, door to front aspect, storage area.

Rear Off Road Parking:
Off road parking for 2 vehicles, electric charging point.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Local Primary School: Hamble Primary School
Local Secondary School: The Hamble School
Viewing: By Appointment Only



TOTAL FLOOR AREA - 1083 sq ft (100.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 symbols, services and appliances shown here are not intended and no guarantee is given in this regard or otherwise in this or any other document.
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| Energy Efficiency Rating | |
|--|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs 92 plus A | |
| 81-91 B | |
| 69-80 C | |
| 55-68 D | |
| 39-54 E | |
| 21-38 F | |
| 1-20 G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|--|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions 92 plus A | |
| 81-91 B | |
| 69-80 C | |
| 55-68 D | |
| 39-54 E | |
| 21-38 F | |
| 1-20 G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.