









Stanford Estate Agents are delighted to offer for sale this lovely four bedroom detached family home, ideally located in this highly sought after cul-de-sac location in West End. This fantastic property offers spacious accommodation including two generous sized reception rooms, a stylish fitted kitchen with built in appliances, a modern upstairs family bathroom, downstairs cloakroom and ensuite shower room to the master bedroom. Benefits include a secluded and well maintained rear garden, driveway off road parking and a garage. This really is a truly wonderful family home and internal viewings are strongly recommended to avoid disappointment.

### **Directions**

### Entrance Hall:

Stairs to first floor landing, double radiator, under stairs cupboard, wood flooring, doors to other rooms

#### Cloakroom-

Low level WC, hand wash basin with tiled splashback, obscure double glazed window to side aspect.

# Lounge: (18'8" x 11'3")

Double glazed window to front aspect, double radiator, open to dining room.

## Dining Room: (11'0 x 8'10")

Double radiator, sliding doors to family room.

## Kitchen: (14'8" x 10'3")

A modern range of wall and base level units with contrasting worksurfaces, built in induction hob and electric oven with stainless steel extractor hood over, integrated dishwasher and fridge/freezer, stainless steel sink and drainer, with mixer tap, space and plumbing for a washing machine, radiator, tiled flooring, double glazed windows to rear and side aspect.

### Conservatory/Family Room: (18'8"x 8'2")

Wood flooring, double radiator, double doors leading onto garden, double glazed windows to side and rear aspect, feature built in bar and entertaining area and seating.

### First Floor Landing:

Double glazed window to side aspect, fitted cupboard, doors to bedrooms and family bathroom.

### Master Bedroom: (13'7" x 9'10")

Double glazed window to front aspect, double radiator, built in wardrobes.

#### Ensuite Shower Room

Modern suite comprising walk in shower cubicle, low level WC, pedestal hand wash basin, heated towel rail, shaver point.

Bedroom Two: (11'2" x 9'10")

Wood effect flooring, double glazed window to rear aspect, double radiator, built in wardrobes.

Bedroom Three: (9'2" x 8'10")

Double glazed window to rear aspect, double radiator, fitted cupboard.

Bedroom Four: (9'0 x 8'2")

Double glazed window to front aspect, radiator, fitted cupboard.

### Family Bathroom:

Modern suite comprising panel enclosed bath with shower over and glazed screen, low level WC, hand wash basin, radiator, part tiled walls, obscure double glazed window to side aspect.

#### Front Garder

Brick paved driveway providing off road parking and garage, laid to landscaped lawn and shrub borders, decked seating area, steps up to front door.

# Rear Garden:

Secluded and backing onto a tree line, mainly laid to lawn with mature flower and shrub borders, decked seating and entertaining area, step up to a paved further seating area, panel fence surround and side access gate.

#### Garage

Power and light, metal up and over door.

Other Information:

Local Council: Eastleigh Borough Council

Council Tax Band: E

Sellers Position: Looking To Purchase Locally Local Primary School: St James C Of E Primary School

Secondary School: Wildern School



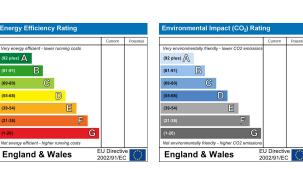












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