



Wellstead Way - £450,000

Stanford  
Est 2005



# 76 Wellstead Way, Hedge End, Southampton, SO30 2LE

**Asking Price £450,000**

Stanford Estate Agents are delighted to present this impressive four bedroom detached house in Hedge End. The property is immaculate throughout & boasts en suites to both the master bedroom & bedroom two/three, cloakroom, study, garage & a beautifully landscaped garden. An internal viewing is recommended.

**ENTRANCE HALL:**

Smooth plaster ceiling, stairs to first floor landing, tiled floor, radiator.

**CLOAKROOM:**

Smooth plaster ceiling, extractor fan, low level WC, wash hand basin, part tiled walls, radiator.

**LOUNGE: (14'10" x 13'7")**

Smooth plaster ceiling, double glazed French style door to rear aspect leading out to the rear garden, radiator, telephone point.

**DINING ROOM: (10'7" x 9'8")**

Smooth plaster ceiling, double glazed window to front aspect, radiator.

**STUDY: (9'7" x 6'6")**

Smooth plaster ceiling, double glazed window to front aspect, radiator.

**KITCHEN/BREAKFAST ROOM: (15'10" x 12'7")**

Smooth plaster ceiling, inset down lighting, double glazed bi-fold doors to rear aspect leading out to the rear garden, built in electric hob & electric oven, sink with mixer tap above, space for an American style fridge/freezer, wine chiller, built in dishwasher, tiled floor.

**FIRST FLOOR LANDING:**

Smooth plaster ceiling, airing cupboard.

**BEDROOM 1: (12'1" x 10'11")**

Smooth plaster ceiling, double glazed window to rear aspect, radiator, built in wardrobes.

**EN SUITE:**

Smooth plaster ceiling, obscure double glazed window to rear aspect, fully tiled walls, heated towel rail, fully tiled shower, low level WC, pedestal wash hand basin.

**BEDROOM 2: (13'0" x 11'5")**

Smooth plaster ceiling, double glazed window to front aspect, radiator.

**EN SUITE:**

Smooth plaster ceiling, obscure double glazed window to front aspect, radiator, fully tiled shower, low level

WC, pedestal wash hand basin, tiling to principle areas.

**BEDROOM 3: (9'11" x 9'5")**

Smooth plaster ceiling, double glazed window to front aspect, radiator.

**BEDROOM 4: (9'8" x 8'11")**

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

**FAMILY BATHROOM:**

Smooth plaster ceiling, obscure double glazed window to side aspect, part tiled walls, panel enclosed bath, low level WC, pedestal wash hand basin.

**FRONT GARDEN:**

Mainly laid to artificial grass with a path leading to the front door.

**REAR GARDEN:**

The beautifully landscaped rear garden is enclosed & has a raised artificial grass area, patio area & rear access via a gate.

**GARAGE:**

Single garage with an up & over door. There is an off road parking space for one car in front of the garage.

**OTHER INFORMATION:**

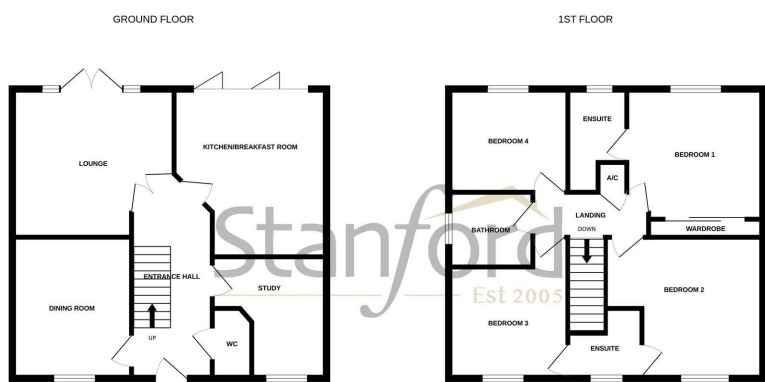
**LOCAL COUNCIL:** Eastleigh Borough Council

**COUNCIL TAX BAND:** Band D

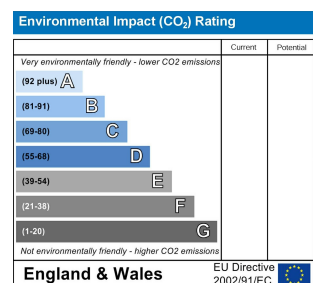
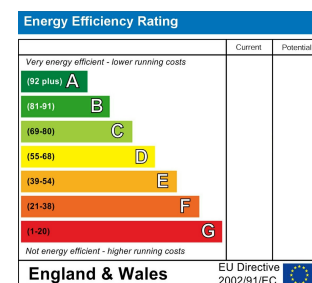
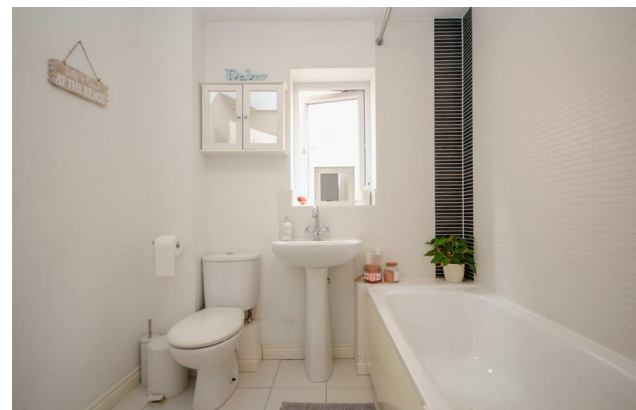
**SELLERS POSITION:** Has Found A Property To Purchase

**INFANT/JUNIOR SCHOOL:** Wellstead Primary School

**SECONDARY SCHOOL:** Wildern School/Deer Park School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as a guide 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. Made with helpdesk 12/21



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