

Chimneypots

estate agents



Upper Northam Close,
Hedge End SO30 4BB

Guide Price of **£640,000**

Upper Northam Close, Hedge End SO30 4BB

- AN EXECUTIVE DETACHED FAMILY HOME
- OFFERING BRIGHT AND SPACIOUS WELL LAID OUT ACCOMMODATION
- LOUNGE AND DINING ROOM
- KITCHEN/ BREAKFAST ROOM AND UTILITY
- FIVE WELL PROPORTIONED BEDROOMS
- EN-SUITE BATHROOM, FAMILY BATHROOM AND CLOAKROOM
- ENCLOSED REAR GARDEN EXTENDING AROUND THE SIDE AND REAR
- PARKING FOR SEVERAL VEHICLES
- INTERNAL VIEWING HIGHLY RECOMMENDED



Situated in a superb location within walking distance of the village and providing convenient transport links is this detached family home offering bright and spacious well laid out accommodation which has been enhanced and beautifully maintained by the current owners.



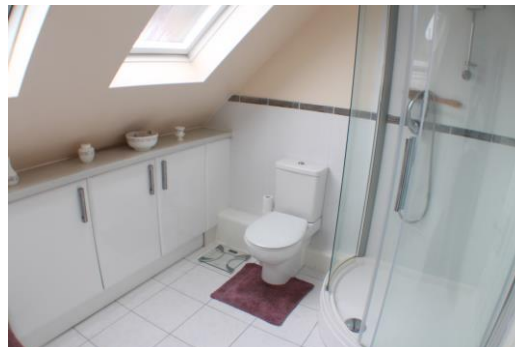
Upon entering the property is a welcoming hallway with stairs leading to the first floor and doors to principal reception rooms. The lounge benefits dual aspect views of the front and rear aspects with patio doors allowing access to the garden. There is a separate dining room. The Kitchen/ Breakfast room benefits integrated appliances and further a utility room. A cloakroom completes the ground floor accommodation.



On the first floor the master bedroom has an en-suite with a fitted four piece suite.

There are four further well proportioned bedrooms and refitted shower room completing the accommodation on the first floor.

The property is approached by a brick paved driveway with ample parking for several cars allowing access to a double garage. The garden extends to the side and rear and is mainly laid to lawn and is bounded by timber panelled fencing with borders of Conifers and mature shrubbery. There is a patio area to the rear with pergola.



ACCOMMODATION

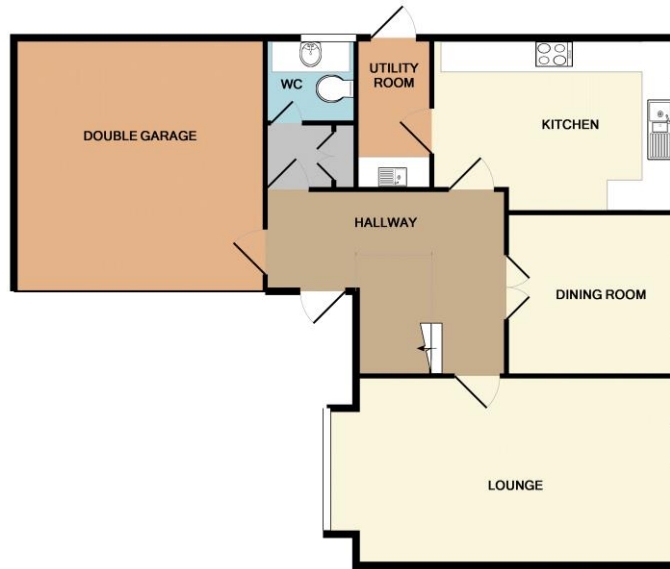
UPVC Front Door Leading To:
Hallway

- Lounge 20' 11" x 12' 8" (6.37m x 3.86m)
- Dining Room 11' 0" x 10' 5" (3.35m x 3.17m)
- Kitchen/ Breakfast Room 15' 3" x 9' 11" (4.64m x 3.02m)
- Utility Room 8' 5" x 5' 1" (2.56m x 1.55m)
- Cloakroom
- Landing
- Master Bedroom 23' 10" x 16' 7" (7.26m x 5.05m)
- En-Suite
- Bedroom Two 11' 1" x 13' 6" (3.38m x 4.11m)
- Bedroom Three 10' 10" x 9' 11" (3.30m x 3.02m)
- Bedroom Four 12' 8" x 9' 4" (3.86m x 2.84m)
- Bedroom Five 11' 2" x 7' 1" (3.40m x 2.16m)
- Family Bathroom

OUTSIDE

Front and Rear Gardens
Double Garage and Parking for Several Vehicles

Energy Performance Certificate		SAP																																																															
16 Upper Northern Close Hedge Hill SOUTHAMPTON SO9 4ES		Dwelling type: Detached house Date of assessment: 23 June 2018 Date of certificate: 28 June 2018 Reference number: C05647-626-7070-3064 Type of assessment: RPEM, existing dwelling Global floor area: 171 m ²																																																															
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on full costs and environmental impact based on carbon dioxide (CO ₂) emissions.																																																																	
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<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.</p> <p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>																																																																	
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home																																																																	
Energy Use	165 kWh/m ² per year	Current	177 kWh/m ² per year																																																														
Carbon dioxide emissions	5.3 tonnes per year	Current	5.1 tonnes per year																																																														
Lighting	£176 per year	Current	£200 per year																																																														
Heating	£700 per year	Current	£716 per year																																																														
Hot Water	£153 per year	Current	£153 per year																																																														
<p>The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised energy conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. - nor do they reflect the costs associated with services, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.</p> <p>To see how this home can achieve its potential rating please see the recommended measures.</p>																																																																	
<p>Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.</p> <p>The EPC and recommendation report may be given to the Energy Saving Trust to provide you with information on improving your home's energy performance.</p>																																																																	



GROUND FLOOR



1ST FLOOR

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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