

Guide Price From £385,000 - £395,000

Giles Close | Hedge End | Southampton | SO30 2TH

Charles Carr Estate Agents are delighted to offer with No Forward Chain this beautifully presented four bedroom detached family home situated in Grange Park, Hedge End. Whilst being close to all of the local amenities and within catchment of the highly rated local schools this property also boasts driveway parking, a garage, a downstairs WC, separate lounge, separate dining room, a refurbished modern kitchen with integral appliances, a private enclosed rear garden, a three piece family bathroom, master bedroom with en-suite shower room and built in wardrobes, two additional double bedrooms with built in wardrobes in the larger of the two, and a single bedroom which also benefits from built in wardrobes.

- Stunning Detached House
  - Four Bedrooms
  - High Decorative Standard
- Separate Dining Room
  - En-suite to Master
  - Driveway Parking
- Garage
  - Downstairs WC
  - Modern Kitchen

Outside:

On approach there is a dropped kerb and driveway parking for two cars, a front garden laid to lawn and shrubs, a paved pathway leading to the front door, an up and over door giving access into the garage and a paved pathway leading to a side access gate to the right hand side of the property. The rear garden is partially wall and fence enclosed and is predominantly laid to lawn with planting borders and a paved patio area. The rear garden also has an outside light, garden shed, sliding patio door access into the dining room and paved pathway access to the side of the house where there is doorway access into the kitchen and garage.

Ground Floor:

The entrance porch provides doorway access into both the downstairs WC and the Lounge. The downstairs WC consists of a low level WC, a wall mounted wash hand basin with tiled splash back and a radiator. The lounge is neutrally decorated with carpeted flooring, corner fireplace, radiator and provides carpeted stair access to the first floor, and doorway access into the dining room. The dining room is neutrally decorated with sliding patio door providing access to the garden, carpeted flooring, radiator and an archway leading into the kitchen. The kitchen has been refurbished to a high standard and boasts ample kitchen storage cupboards in addition to a sizable cupboard under the stairs, built in kitchen appliances, a wall mounted boiler, a fitted sink, cooker, hob and extractor, a wood effect floor, radiator, garden view window and a door leading out to the side of the property.

First Floor:

The first floor landing provides access into all four bedrooms, the family bathroom, airing cupboard and the loft space which is partially boarded and lighted for additional storage. The master bedroom is neutrally decorated with a garden view window, built in double wardrobe with mirrored sliding doors, a radiator and a door leading into the en-suite shower room. The en-suite shower room consists of a mains shower, a low level push button WC, a pedestal wash hand basin, partially tiled walls and a tile effect floor. The second bedroom is neutrally decorated and benefits from double aspect windows, a carpeted floor, radiator and a built in double wardrobe with sliding mirrored doors. The third double bedroom is neutrally decorated with a carpeted floor and radiator and the fourth bedroom is neutrally decorated with a carpeted floor and built in wardrobe. The family bathroom consists of a panel enclosed bath with mixer tap and shower attachment, a low level push button WC, a wash hand basin with storage under, a radiator, partially tiled walls and a tile effect floor.

Room Dimensions:

- Lounge - 15' 9" x 13' 4" (4.80m x 4.06m)

Dining Room - 12' 2" x 8' 6" (3.71m x 2.59m)

Kitchen - 11' 7" x 11' 8" (3.53m x 3.55m)

Master Bedroom - 9' 6" x 11' 5" (2.89m x 3.48m)

Bedroom Two - 15' 4" x 7' 6" (4.67m x 2.28m)

Bedroom Three - 10' 8" x 8' 9" (3.25m x 2.66m)

Bedroom Four - 6' 3" x 7' 6" (1.90m x 2.28m)

Garage - 17' 3" x 7' 9" (5.25m x 2.36m)







Charles Carr would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position for you.