



18 Harris Way | £500,000
North Baddesley, Hampshire, SO52 9PA





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North Baddesley, Hampshire, SO52 9PA

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Summary

A beautifully presented detached residence, situated within a quiet closed road, in the desirable Village of North Baddesley. The accommodation comprises four double bedroom's, two en-suites, family bathroom, sitting room, spacious kitchen/dining/family room with vaulted ceiling, utility room and downstairs cloakroom. Externally the home benefits from private rear garden and double garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 598 SQ FT / 55.6 SQ M
FIRST FLOOR = 538 SQ FT / 50.0 SQ M
SECOND FLOOR = 355 SQ FT / 33 SQ M
DOUBLE GARAGE = 391 SQ FT / 36.3 SQ M
TOTAL = 1882 SQ FT / 174.9 SQ M
(EXCLUDING EAVES)
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID976613)

Summary

- Detached residence situated in the desirable Village of North Baddesley
- Four double bedrooms
- Two en-suites and family bathroom
- Stunning kitchen/dining/family room with vaulted ceiling
- Seperate utility and downstairs cloakroom
- Low maintenance rear garden
- Double garage

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

Upon entry, you are greeted by a large entrance hallway which provides access to the under stairs storage cupboard, stairs leading to first floor landing, utility room, sitting room and kitchen/dining/family room. The sitting room has a window overlooking the front of the home, gas fire acting as a real focal point and double doors opening to the rear garden. Situated at the rear of the home is an 'L shaped' kitchen/dining/family room, the kitchen has a selection of base and eye level storage units, built in double oven, fitted gas hob with extractor above, built in dishwasher and built in fridge/freezer. Immersed by light due to the vaulted ceiling, the dining room has double doors opening onto the rear garden. The utility room comprises a selection of cupboards, plumbing for washing machine and space for tumble dryer. The downstairs cloakroom comprises a WC and wash basin.

First Floor

The spacious first floor landing provides access to three bedrooms, family bathroom and stairs leading to the second floor. Bedroom two is a large double with pleasant aspect facing the rear garden and access to an en-suite shower room. The en-suite comprises an enclosed shower unit, WC and wash basin. Bedroom three is a good size double also situated at the rear of the home and bedroom four is another double which onlooks the front of the home. The family bathroom comprises an airing cupboard, bath with shower attachment, WC and wash basin.

Second Floor

The spacious second floor landing has ample space for a desk and is central to the principal bedroom and shower room. Bedroom one is a large double with skylights, windows onlooking the front elevation and benefits from fitted wardrobes. On the other side of the landing, the shower room comprises double shower cubicle, WC and wash basin

Outside

The rear garden has been beautifully landscaped with patio adjoining the rear of the home, raised decking area and selection of shrubs. There is side access via a gate to the front of the home, access to the rear and access into the double garage.

Parking

The home benefits from a double garage with two up and over doors providing parking for two vehicles.

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas central heating

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band E

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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