



**9B Hulles Way | £475,000**  
North Baddesley, Hampshire, SO52 9NS



 **Henshaw Fox**



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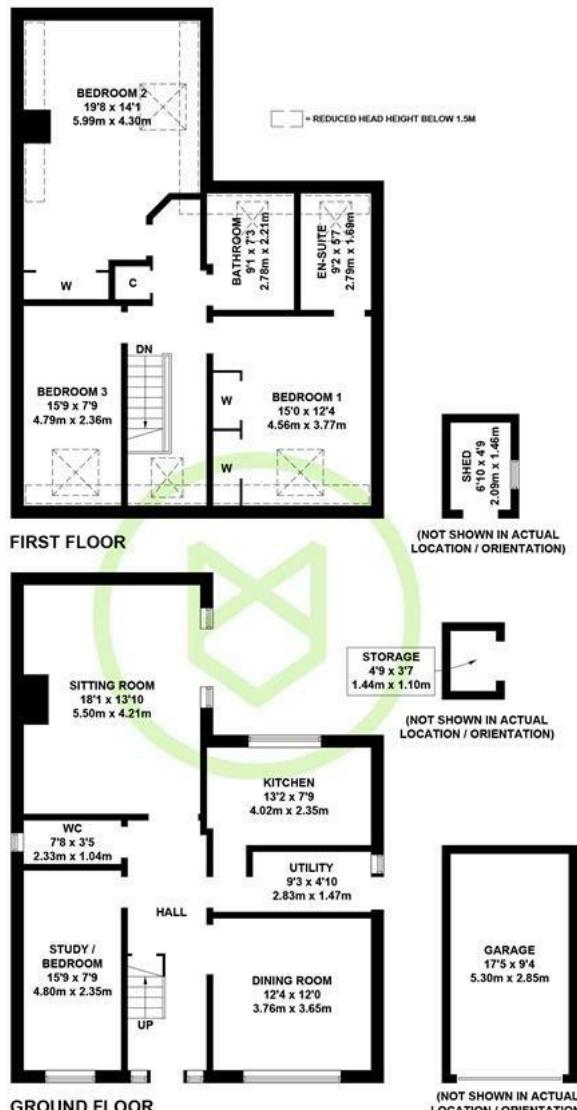
**9B Hulles Way**  
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# Summary

Situated in a quiet cul-de-sac and offered for sale with no forward chain, this generous detached home provides spacious and versatile accommodation throughout. The property boasts four double bedrooms, including an en-suite to the principal bedroom, alongside a four-piece family bathroom. Living space includes a large sitting room, separate dining room and a study which could also be used as an additional bedroom. Further benefits include a well-appointed kitchen, utility room and ground floor WC. Externally, the home offers driveway parking, a garage and a pleasant rear garden, making it ideal for families seeking both space and a peaceful location.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 875 SQ FT / 81.3 SQ M  
FIRST FLOOR = 864 SQ FT / 80.3 SQ M  
OUTBUILDINGS = 212 SQ FT / 19.7 SQ M  
TOTAL = 1951 SQ FT / 181.3 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1267218)

## Features

- No forward chain and potential to modernise throughout
- Quiet cul de sac location, near to excellent local amenities
- Catchment for North Baddesley Infant and Junior School, as well as The Mountbatten Secondary School
- Four double bedrooms, en-suite to bedroom one, and a four piece-family bathroom
- Sitting room, dining room and study/bedroom
- Kitchen, utility room and ground floor WC
- Driveway parking and detached garage
- Pleasant rear garden

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

# 9B Hulles Way

North Baddesley, Hampshire, SO52 9NS

## Ground Floor

The welcoming entrance hallway provides access to all principal ground floor rooms and the first floor via the staircase. To the rear of the home is a spacious sitting room, where a gas fireplace creates an attractive focal point, and doors open out onto the rear garden. The dining room offers ample space for a full dining suite and, subject to the necessary consents, provides potential to open through into the kitchen. The study is a versatile room with a variety of possible uses, including a ground floor bedroom or second sitting room. The kitchen is fitted with a range of cupboards and drawers and features a built-in oven with gas hob and extractor hood over, along with space for a dishwasher. A separate utility room offers additional fitted storage, space for a fridge or freezer, and a door providing access to the side of the property.

## First Floor

The first-floor landing provides access to all double bedrooms, the family bathroom and an airing cupboard. The principal bedroom is a generous double room featuring fitted wardrobes and access to a private en-suite shower room. Bedrooms two and three are also well-proportioned doubles, with bedroom two benefiting from a built-in wardrobe. Due to its size, bedroom three offers the potential to be subdivided into two single bedrooms, subject to the relevant permissions and regulations.

## Outside

The rear garden features a paved terrace adjoining the rear of the home, leading to an area laid to lawn, complemented by established borders and mature hedging and trees, providing a pleasant and private outdoor space.

## Parking

Block paved driveway parking is available at the front of the home, a detached garage has an up and over door, power and lighting.

## 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.

## Sellers Position

No forward chain

## Age

1990s

## Tenure

Freehold

## Heating

Gas central heating

## Infant and Junior School

North Baddesley Infant and Junior School

## Secondary School

The Mountbatten School

## Council Tax

Band E - Test Valley Borough Council

## Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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