



ASKING PRICE

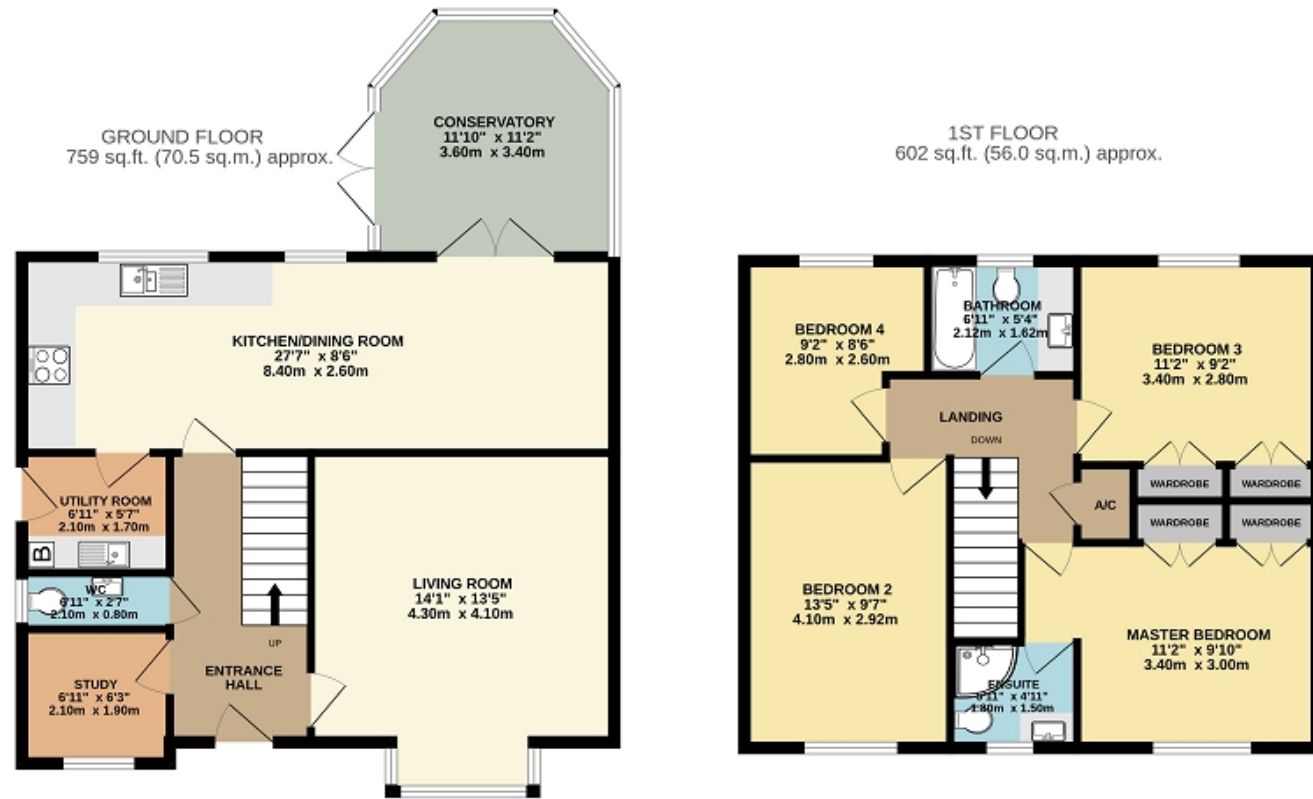
£725,000

Freehold

Spitfire Way, Hamble, SO31 4RT

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TOTAL FLOOR AREA: 1361 sq.ft. (126.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Spitfire Way, Hamble, SO31 4RT

4 Beds - 2 Baths

Upgraded throughout by the current owners including a brand new Wren kitchen and Worcester combination boiler. A stunning four bedroom detached family home in the sought after location of Hamble.

FEATURES

- Four double bedrooms on the first floor
- Brand new Wren kitchen with quartz work surfaces and integrated appliances
- Recently redecorated throughout and new floorings
- Sought after location of Hamble within walking distance to the village and marina
- Detached double garage, front garage and off road parking
- New Worcester combination boiler



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 will be.

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With a generous entrance hallway with custom fit under stairs soft close storage cupboards which provide ample space to hid away any unwanted clutter! The ground floor provides four reception rooms, the first is the spacious living room with bay window to the front. With a study overlooking the front garden with a pretty outlook for those still working from home. A separate WC is an essential for a family home and is on offer here. At the rear of the property is the newly fitted open plan kitchen family and dining room with space for a dining room table and sofa is required. The kitchen has been fitted by Wren and incorporates high specification finishes including integrated BOSCH appliances, shaker style units and quartz work surfaces. A separate matching utility room provides side access to the garden and an ideal space for the washing machine and tumble dryer to be hidden. French doors open to the conservatory with direct access to the secluded garden which has an extended patio and soon to be fitted decking area with a pergola for the perfect evening suntrap.

The first floor provides four bedrooms of which three are generous doubles and the fourth currently is used as an additional snug/play room. The master bedroom has the benefit of a modern en suite with replaced hand wash basins and finished with a sandstone tiling. The white suite family bathroom with shower over the bath serves the other three rooms.



Located in the sought after area of Hamble with only a short walk to Hamble village high street providing a choice of popular pubs and eateries as well as the Marina and waterfront, a big attraction for any yachting enthusiast. With Southampton city centre only approximately 6 miles away and motorway links including the M27 all in close proximity.

Tucked away in a corner plot with a pretty approach this family home has undergone significant renovation to create the perfect turn key property for any new owner to enjoy immediately. With a detached double garage and driveway in front a pretty front garden nestled behind trees and landscaped pathway lead to the front of the property.

With so many improvements made by the current owners including a brand new Worcester boiler, Herringbone flooring on the ground floor, new carpets in most rooms on the first floor and many more benefits the property is a must see to appreciate the quality of finishes throughout.

Hallway

Entrance to the property via composite front door, with opaque glass inset. Coir matting. Herringbone flooring. Stairs to first floor laid to carpet. Radiator. Built in smart storage Understairs with soft closing units.

Study (6' 11" x 6' 3") or (2.10m x 1.90m)

Double glazed window to front with moulded skirting boards. Coving. Herringbone flooring. Radiator.

W.C (6' 11" x 2' 7") or (2.10m x 0.80m)

Double glazed opaque window to side. WC with concealed cistern. Wall mounted hand wash basin. Radiator.

Living Room (13' 5" x 14' 1") or (4.10m x 4.30m)

Double glazed bay window to front. Radiator. Herringbone flooring. Moulded skirting boards. Coving.



Kitchen/family/dining room (8' 6" x 27' 7") or (2.60m x 8.40m)

Double glazed window overlooking garden. Ceramic butler style sink with chrome mixer tap. Integrated appliances including: Bosch double oven with grill. Bosch induction hob. Dishwasher and space for American style fridge. Matching Shaker style wall and base units. French doors with double glazed inserts leading to conservatory. Quartz work surface with matching splash back. Herringbone flooring. Inset spotlights. Vertical radiator. Moulded skirting boards. Door to utility room.

Utility Room (5' 7" x 6' 11") or (1.70m x 2.10m)

UPVC double glazed door to side. Space for washer and dryer. Matching wall and base units. Butler style sink. Extractor fan. Newly fitted Worcester boiler in December 2023. Quartz work surfaces. Radiator. Moulded skirting boards. Herringbone flooring.

Conservatory (11' 10" x 11' 2") or (3.60m x 3.40m)

Brick base with UPVC double glazed windows with French doors leading to garden, radiator, TV point. Tiled flooring.

Landing

Access to boarded loft. Door to airing cupboard with immersion tank and storage. Carpet.

Master Bedroom (9' 10" x 11' 2") or (3.0m x 3.40m)

Double glazed window to front. Radiator. Moulded skirting board. Carpet. John Lewis wardrobes. Door leading to ensuite.

En-Suite (4' 11" x 5' 11") or (1.50m x 1.80m)

Inset spot lights. Double glazed opaque window to front. Fully tiled. Curved shower cubicle with glass screen, tiled surround and hand held attachment. Low level WC. Grand hand wash basin with mixer tap, set in vanity unit. Additional mirrored vanity unit. Chrome ladder style heated towel rail.



Laminate flooring.

Bedroom 2 (13' 5" x 9' 7") or (4.10m x 2.92m)

Double glazed window to front. Radiator. Moulded skirting boards. Carpet.

Bedroom 3 (9' 2" x 11' 2") or (2.80m x 3.40m)

Double glazed window to rear. Radiator. Moulded skirting boards. Double fitted wardrobe. Carpet.

Bedroom 4 (9' 2" x 8' 6") or (2.80m x 2.60m)

Double glazed window to rear. Radiator. Moulded skirting boards. Carpet.

Bathroom (5' 4" x 6' 11") or (1.62m x 2.12m)

Double glazed opaque window to rear. Inset spotlights. Panelled bath with chrome mixer tap and tiled surround, with shower screen and hand held shower attachment above. WC. Grand hand wash basin set in vanity unit. Mirrored vanity unit. Chrome ladder style heated towel rail. Laminate flooring. Moulded skirting boards.

Garden

Mainly laid to lawn with patio area and side access. Newly laid decking with Pergola. Flower beds to both sides. Outside tap.

Double Garage

Double garage with two up and over doors, power and lighting. Pedestrian door to side.

Other

Eastleigh Borough Council tax band E - £2,527.14 per year



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