



56 Tides Way

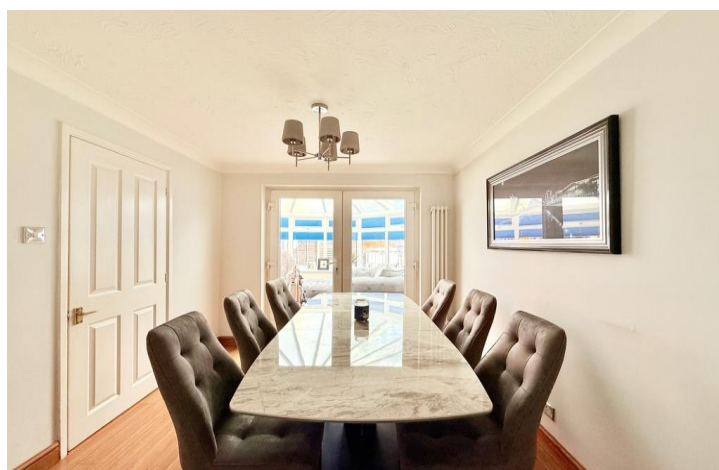
Marchwood, Southampton

- DETACHED HOUSE
- 4 BEDROOMS
- LOUNGE
- SEPARATE DINING ROOM

Asking Price Of £450,000

EPC Rating

TBC



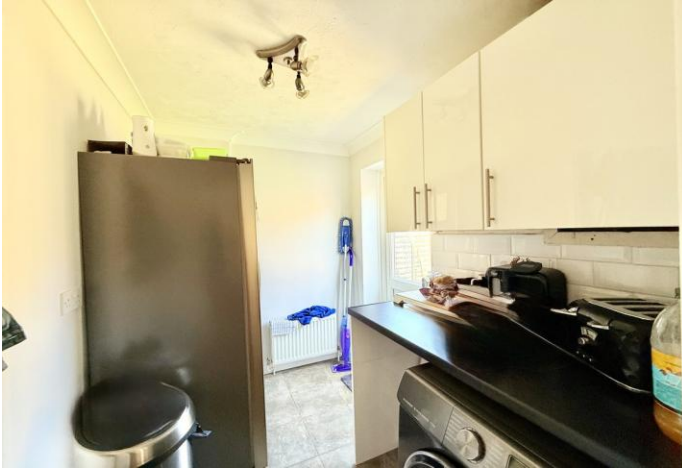


Property Description

ENTRANCE HALL As you enter the property there is a part glazed UPVC front door, and the bamboo wood flooring that leads through to the lounge and beyond, adds a touch of elegance. There is a radiator with an attractive cover.

As you explore further, you will find doors leading to the lounge, kitchen, and downstairs cloakroom, and there are stairs leading to the bedrooms & family bathroom. The useful under stairs cupboard provides additional storage options, perfect for keeping clutter at bay.

CLOAKROOM 4' 7" x 2' 7" (3.02m x 2.31m) This handy cloakroom is at the front of the property, with a door leading from the entrance hallway. It has a white suite with a W.C, and vanity wash hand basin with tiled splashback. The privacy window to the front lets ample natural light filter through, creating a bright and airy feel throughout.



LOUNGE 14' 4" x 11' 6" (5.31m x 4.85m) A generous lounge, complete with a charming fireplace with an electric fire. Double doors open up to the dining room, with bamboo wood flooring throughout creating a seamless flow between spaces. Picture yourself entertaining guests or relaxing after a long day in this well-designed layout. There is ample room for sofas and lounge furniture and the front aspect windows make this a light and airy room.



DINING ROOM 10' 3" x 8' 6" (3.76m x 3.96m) The dining room has double wood panelled doors leading to the lounge, as well as double fully glazed doors to the charming conservatory, giving the option for open plan living, or separate designated living areas. There is ample room for a dining table and chairs, perfect for entertaining guests, and there is a door to the kitchen. The stylish vertical radiator and bamboo wood flooring that flows through to the lounge add a touch of elegance.



CONSERVATORY 13' 3" x 11' 3" (4.85m x 4.22m) This delightful conservatory serves as the perfect extra living and entertaining space. Accessed from the dining room, there is also a door from the kitchen, adding to the ease and practicality of the space. The conservatory boasts lovely garden views, making this an ideal place to sit and relax with a coffee, and there are double doors leading out onto the patio, and to the garden.



KITCHEN 10' 8" x 8' 8" (5.08m x 4.5m) A well-equipped kitchen with a door leading to the hallway, dining room, and separate utility room. The kitchen boasts a good range of modern white base and wall units, with contrasting black worktops, and stylish white metro tile splashbacks. You'll find a built-in electric oven, hob & extractor fan and stainless steel sink & drainer with mixer tap. There is laminate tile effect flooring and the window overlooking the rear garden, and the half glazed door to the conservatory floods the room with natural light.

UTILITY ROOM 7' 7" x 5' 7" (4.04m x 3.3m) The utility room is accessed from the kitchen, and there is a convenient door leading to the integral garage, and a part glazed door leading out to the rear garden. The utility room is well-equipped with a built-in worktop, with space and plumbing underneath for a washing machine. There is also room for a large fridge freezer. The tile effect floor matches that of the kitchen, while the range of wall units provide extra useful storage space.



MASTER BEDROOM 15' 1" x 8' 4" (4.72m x 3.63m)
The master bedroom is a good size with ample space for a bed and bedroom furniture. The room features a lovely ornate picture window to the front that floods the room with natural light. The master bedroom benefits from it's own en-suite.

MASTER EN-SUITE 5' 7" x 5' 1" (3.45m x 1.83m) The master en-suite has a walk-in shower cubicle, fully tiled walls in an attractive beige finish with mosaic tile border, and stylish modern fittings throughout. The laminate beige flooring complements the attractive beige colour scheme, and the wash hand basin has stylish curved wood effect cupboards providing useful storage. There is a radiator complete with heated towel rail.



BEDROOM 2 11' 5" x 10' 0" (4.8m x 3.18m) This bedroom has bamboo wood flooring, ample space for a bed, a range of wardrobes and bedroom furniture. The large window to the rear overlooks the garden.

BEDROOM 3 9' 1" x 8' 1" (3.05m x 2.62m) A bright and airy third bedroom with a front aspect window, providing ample space for a double bed, wardrobes, and additional bedroom furniture.



BEDROOM 4 8' 5" x 7' 0" (3.78m x 2.13m) The fourth bedroom has a rear aspect window overlooking the beautiful rear garden, making it the perfect setting for a home study or relaxation space.

FAMILY BATHROOM 6' 6" x 5' 6" (3.53m x 3.12m) A modern family bathroom with a sleek white suite, featuring a vanity wash hand basin with a range of cupboards and drawers for storage. There is also a low-level W.C, and a luxurious bath with fitted shower and shower screen. The walls are fully tiled with white tiles and an attractive jade border, and there is a heated towel rail. There is a privacy rear aspect window with a fitted blind.



GARAGE 12' 9" x 7' 9" (5.99m x 4.5m) The integral single garage has an up and over door at the front, and a useful internal door leading to the utility room. The garage is fitted with light & power..

FRONT OF PROPERTY A private driveway leads to the garage, and there is a path to the front door. The mature shrubs and hedging to the front and side of the



property create a sense of seclusion and privacy, while the lawned area adds a homely feel.. There is a side gate giving access to the rear garden.

REAR OF PROPERTY This house boasts a spacious rear garden perfect for hosting summer gatherings and al fresco dining. The garden features a main lawn area, decking outside the conservatory, and a further decked area providing additional seating. For those who love to entertain, there is a brick built barbecue with a brick housing and tiled canopy. This lovely garden has a mix of brick walling & fencing to the boundaries making a secluded and private space to enjoy.

PROPERTY INFORMATION This lovely detached house boasts a spacious and light-filled lounge diner, perfect for relaxing with family and friends. The lovely conservatory adds an extra touch of charm, providing a peaceful space to unwind, and the modern fitted kitchen, complete with a separate utility area, is ideal for those who love to cook and entertain.

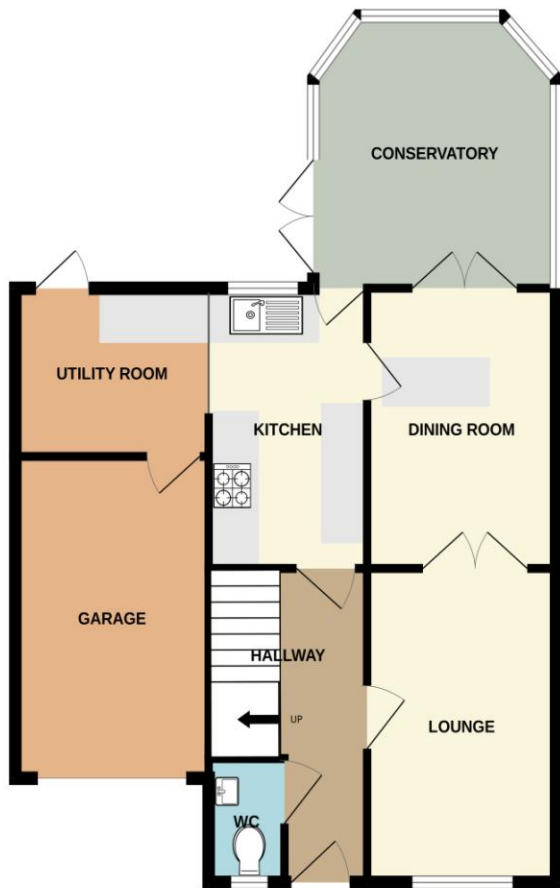
Upstairs, you will find 4 well-appointed bedrooms, with the master boasting an en suite for added convenience. The family bathroom is elegantly designed and provides a serene space for relaxation.

The property also benefits from a downstairs cloakroom, a large private rear garden, an integral garage, and a private driveway. The well-maintained and tastefully decorated interior, along with gas central heating and UPVC double glazing, ensures comfort and style throughout.

Situated in Marchwood, residents can enjoy the peaceful surroundings of this charming village while still being within easy reach of amenities and transport links. The property falls under NFDC council tax band D and boasts an EPC rating of D.

AREA INFORMATION This property is ideal for a growing family looking to settle down in a picturesque setting close to schools, amenities, and parks. Marchwood is a popular place to live, and has good transport links to Southampton, the M27, and beyond make commuting a breeze. The proximity to the New Forest National Park and the beautiful beaches at Calshot and Lepe offer endless opportunities for outdoor adventures.

GROUND FLOOR



1ST FLOOR



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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