



4 Derwent Close, West End, Southampton, SO18 3PG

£550,000

WHITE & GUARD

4 Derwent Close

West End, Southampton

INTRODUCTION Offered with no forward chain, this four bedroom detached family home has been finished to a high standard throughout. Situated in a quiet cul-de-sac in Chartwell Green, the property offers excellent accommodation throughout and comprises an entrance hall, a downstairs cloakroom, a 21ft lounge, fitted kitchen, separate dining room, utility room and study, along with an integral garage on the ground floor. The first floor benefits from four bedrooms with en-suite bathroom to the master and a separate fitted shower room. Additional benefits include hot water solar panels, off road parking for multiple vehicles, a landscaped rear garden, a cellar with additional storage under the utility and the study.

LOCATION the property is situated in Chartwell Green in West End and within catchment for Moorlands Primary School, along with being only a few minutes away from local shops and amenities. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach, along with Southampton Airport being around twenty minutes away. All main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

OUTSIDE The front of the property benefits from a blocked paved driveway providing off road parking for multiple vehicles. To one side of the property, there is a small landscaped front garden with flowerbeds and hedgerow. To the other side, there is a wooden gate providing access down the side of the property to the rear garden. Steps lead up to the front door. The rear garden is landscaped with decking, raised flowerbeds, a pond and an area laid to lawn. Power runs to the top of the garden with outside lighting and seating areas. The garden is enclosed via a wooden fence.

- Freehold / Eastleigh Borough Council - Band E / EPC - Grade C

- Tenure - Freehold
- Eastleigh Council - Band E





INSIDE This welcoming family home is entered via the composite front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator, stairs to the first floor with under stairs storage and access to the lounge, kitchen and downstairs cloakroom. The cloakroom itself has an obscure double glazed window to the front aspect, is laid to tiled flooring and has tiling to walls, with a WC and a wash hand basin with storage cupboard. The 21ft lounge has a double glazed bay window to the front aspect, a double glazed window to the rear aspect, is laid to carpeted flooring, with two radiators and a gas fireplace with wood surround and granite hearth, being the focal point of the room. The kitchen has a double glazed window to the rear aspect, is laid to tiled flooring, has a mixture of wall and base units with wood effect worktops and a stainless steel sink. There is space for a Range cooker with extractor over, a fridge/freezer and a dishwasher. The dining room is accessible via the kitchen and has a double glazed window and French doors to the rear aspect, opening to the garden. Laid to laminate flooring, the dining room has a radiator and access to the utility room. Again with laminate flooring, the utility has space and plumbing for a washing machine and a tumble dryer, along with access to the study and the garage. The study has a double glazed window to front aspect, carpeted flooring and radiator.

The garage is split level and has double doors to the front aspect opening to the driveway. There is both power and lighting, a combi boiler to one wall and access to under the utility and study, for cellar storage.

To the first floor landing, is a double glazed window to the side aspect, is laid to carpeted flooring, has a loft hatch and a storage cupboard. Bedroom one has a double glazed window to the front aspect, carpeted flooring and a radiator to one wall. The en-suite has an obscure double glazed window to the front aspect, laminate flooring, tiled walls, a heated towel rail, a panel enclosed bath, WC and a wash hand basin with storage under. Bedroom two has a double glazed window to the rear aspect, carpeted flooring and a radiator to one wall. Bedroom three has a double glazed window to the rear aspect, carpeted flooring and a radiator to one wall. Bedroom four has a double glazed window to the rear aspect, carpeted flooring and a radiator to one wall. The shower room has an obscure double glazed window to the front aspect, carpeted flooring, a radiator to one wall, the shower, WC and a wash hand basin.



SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



rightmove

PRS Property Redress Scheme

Zoopla

