



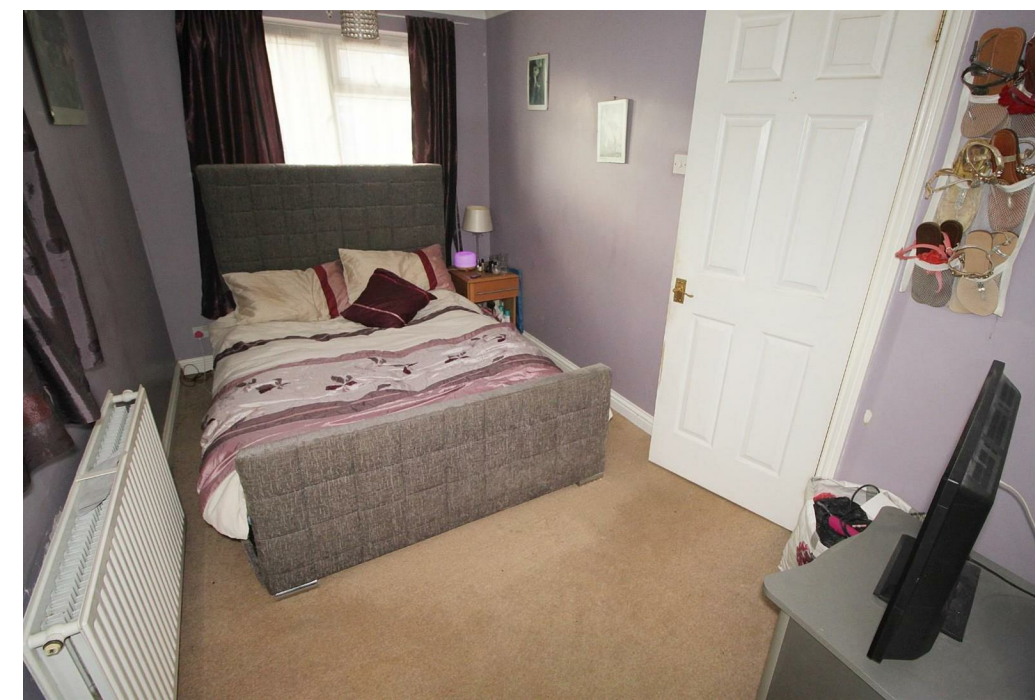
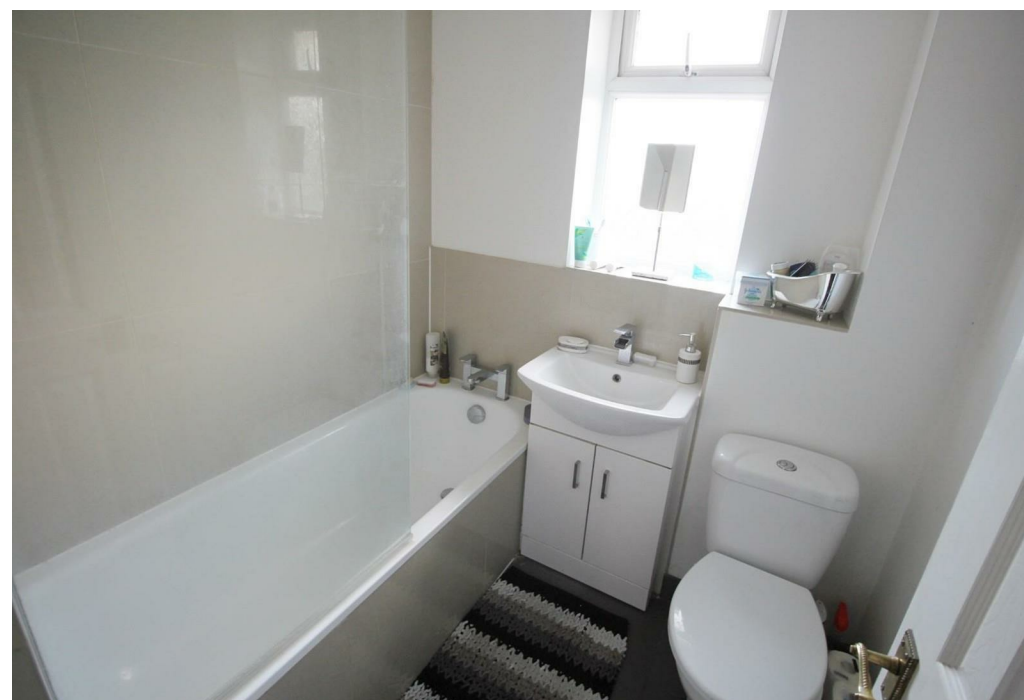


# Calbourne, Southampton, SO31 5GS

£350,000

4 2 2 D

Hunters are delighted to bring to the market this four bedroom semi detached family home situated in a quiet cul de sac location in the desirable area of Ingleside. The ground floor accommodation comprises living room, separate dining room, fitted kitchen and conservatory they is also a utility room of the back of the garage. Upstairs offers four bedrooms with en suite to master and family bathroom. The property also boasts a garage and off road parking to the front and an enclosed low maintenance rear garden.





#### Front Approach

Driveway providing parking for a couple of vehicles leading to garage.

#### Porch

Radiator, laminate flooring, door to Storage cupboard.

#### Living Room 14'8" x 14'6"

Double glazed window to front aspect, electric fireplace, double radiator, laminate flooring, TV point, stairs to 1st floor, door to:

#### Dining Room 9'6" x 7'

Double radiator, laminate flooring, coving to textured ceiling, double glazed double doors to conservatory, open plan archway to:

#### Kitchen 9'6" x 7'4"

Fitted with a matching range of base and eye level units and drawers, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, plumbing for washing machine and dishwasher, built-in electric oven, four ring gas hob with extractor hood over, double glazed window to rear aspect, ceramic tiled flooring, recessed ceiling spotlights.

#### Conservatory

Brick and double glazed construction with polycarbonate roof and power and lights connected, uPVC double glazed window to side aspect, uPVC double glazed double doors to garden, door to:

#### First Floor Landing

Fitted carpet, doors to:

#### Master Bedroom 15'1" max x 7'6"

Double glazed window to front aspect, built-in double wardrobe(s), double radiator, fitted carpet, coving to ceiling, door to:

#### En-suite Shower Room

Fitted with three piece suite with tiled shower enclosure with shower over, pedestal wash hand basin and low-level WC, opaque double glazed window to rear aspect, double radiator, vinyl flooring, coving to ceiling, access to loft hatch.

#### Bedroom 2 9'9" x 9'6"

Double glazed window to rear aspect, double radiator, fitted carpet, coving to ceiling.

#### Bedroom 3 10'10" x 6'7"

Double glazed window to front aspect, open plan built-in wardrobe(s) with hanging rails, fitted carpet, double radiator,

#### Bedroom 4 8' x 5'5"

Double glazed window to front aspect, double radiator, fitted carpet.

#### Bathroom

Fitted with piece suite comprising panelled bath with shower over and glass screen, wash hand basin, low-level WC, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect, ceramic tiled flooring, recessed ceiling spotlights.

#### Rear Garden

Enclosed by wooden panelled fence to rear and sides, mainly laid to paved patio with shrub borders, garden tap. courtesy door to:

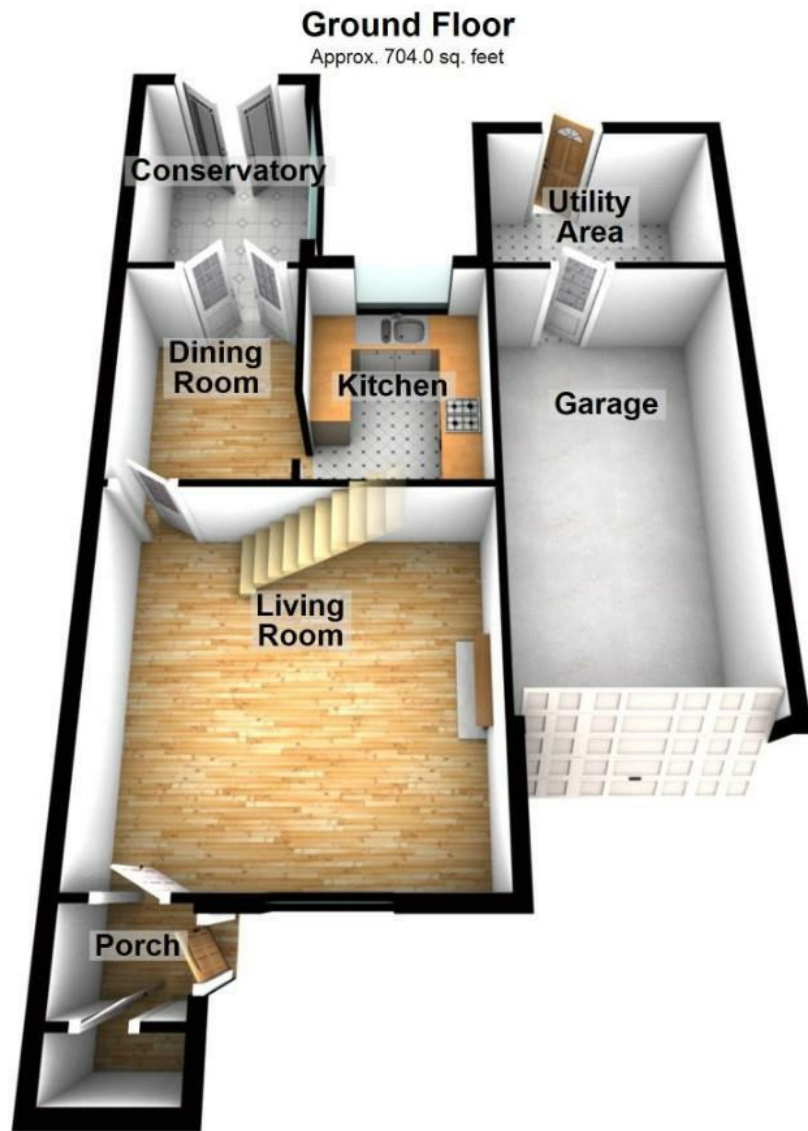
#### Utility Area 9'6" x 6'9"

Space for fridge/freezer and tumble dryer, vinyl flooring, coving to textured ceiling, door to:

#### Garage

Up and over door.

Tenure: Freehold  
Council Tax Band: C



Total area: approx. 1218.3 sq. feet

- FOUR BEDROOMS
- SEMI DETACHED
- GARAGE
- OFF ROAD PARKING
- CONSERVATORY
- CUL DE SAC LOCATION
- EN SUITE TO MASTER
- UTILITY ROOM
- EPC RATING D
- ENCLOSED REAR GARDEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.