



## Beattie Rise

Hedge End, Southampton, SO30 2AG

Asking Price £375,000



- Link-Detached Family Home
- Double Aspect Living Room
- Three Bedrooms
- Garage & Driveway
- Recently Replaced Double Glazing & Boiler

- Two Reception Rooms
- Down Stairs WC
- En-Suite To Master
- Enclosed Rear Garden
- No Chain

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A well presented three bedroom link detached home offers good sized family accommodation briefly comprising, double aspect living room, separate dining room and refitted kitchen (with the potential to knock through) and downstairs WC. Upstairs offers three double bedrooms with a refitted en-suite shower room to Master and a family bathroom. Outside there a driveway providing off road parking leading to an attached Garage and an enclosed rear garden. The property has recently been updated by the current owner adding a new Kitchen, double glazing, front door and garage door and gas boiler.

The property is well located in the popular Grange Park area of Hedge End with easy access to local shops, schools, bus stop and train station.



### Front Approach

Blok paved driveway providing parking for one vehicle leading to attached Garage. Gravel pathway with hedging leading to front door and side access to rear garden via gate.

### Entrance Hall

Double glazed front door with covered entrance to Entrance Hall with wood effect flooring, stairs to first floor with under-stairs storage cupboard, radiator, doors to:

### WC

Double glazed window to front aspect, fitted with a two piece suite comprising, low level WC and wash hand basin. Tiled splash backs, wood effect flooring.

### Kitchen

9'2" x 7'10" (2.79m x 2.39m)

Fitted with a range of matching eye and base level units providing cupboard and drawer space with worktops over, space for fridge freezer, space and plumbing for dishwasher, space for free standing cooker. Tiled splash backs, laminate flooring. Wall mounted combination boiler (installed 2024). Double glazed window and door to rear garden.

### Dining Room

9'10" x 9'2" (3.00m x 2.79m)

Double glazed window to rear aspect, radiator, wood effect flooring. Potential to knock through to kitchen.

### Living Room

15'8" x 9'11" (4.78m x 3.02m)

Double aspect room with double glazed window to front aspect and double glazed double doors to rear garden. Radiator. Dado rail and coving to ceiling. Fitted carpet.

### First Floor Landing

Double glazed window to front aspect, built in airing cupboard, fitted carpet, access to part boarded and insulated loft via loft hatch, doors to:

### Master Bedroom

15'2" max x 9'2" (4.62m max x 2.79m)

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

### En Suite

Double glazed window to rear aspect. Re-fitted with a three piece white suite comprising, low level WC, inset wash hand basin with storage under, tiled shower enclosure with folding glass door. Tiled splash backs, heated towel radiator, wood effect flooring.

### Bedroom 2

9'6" x 9'2" (2.90m x 2.79m)

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

### Bedroom 3

10'2" x 6'6" (3.1m x 2.0m)

Double glazed window to front aspect. Coving to ceiling, fitted carpet, radiator.

### Bathroom

Double glazed window to front aspect. Fitted with a three piece suite comprising, enclosed panel bath with hand shower attachment over, pedestal wash hand basin, low level WC. Radiator, shaver point.

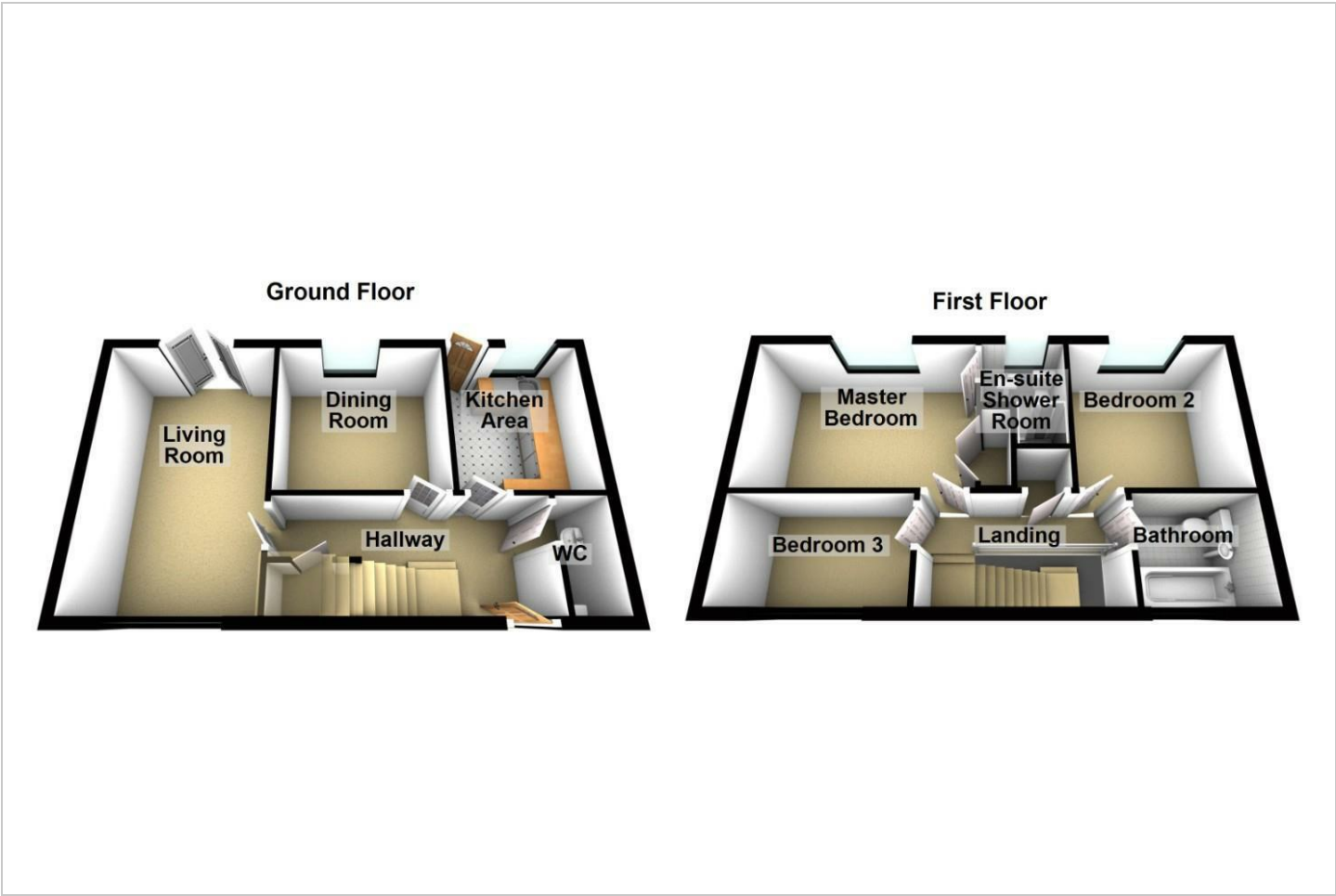
### Rear Garden

Enclosed by brick wall and wooden panel fencing, mainly laid to lawn with paved patio area and additional patio / BBQ area. Mature shrubs and trees.

### Garage

Recently replace up and over door, eave storage, plumbing for washing machine. Power and light. Curtesy door from rear garden.

Floorplan



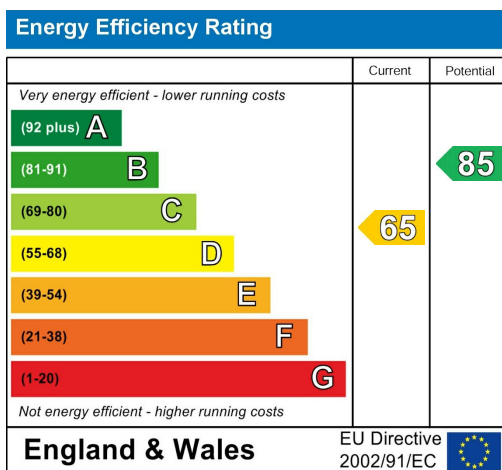








## Energy Efficiency Graph

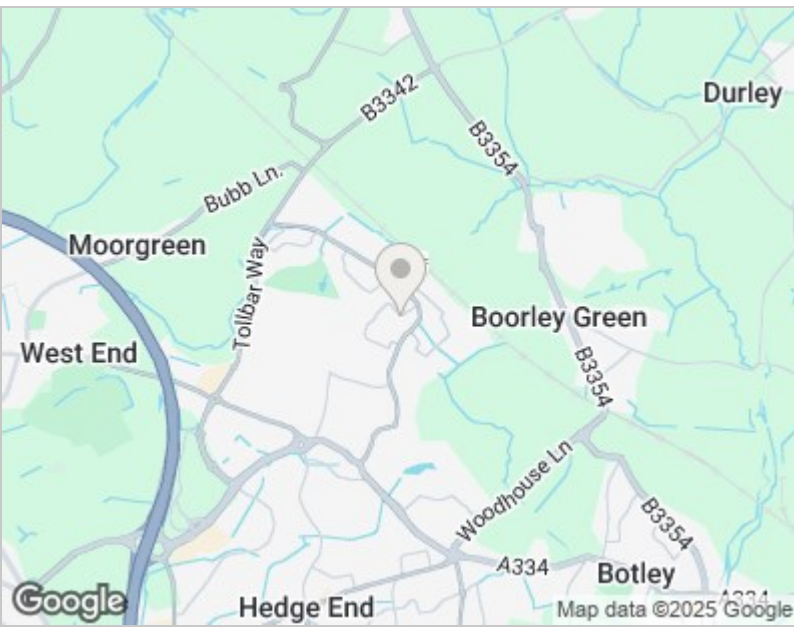


## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG  
Tel: 023 8045 8054 Email: [netleyabbey@hunters.com](mailto:netleyabbey@hunters.com)  
<https://www.hunters.com>

