



**Rowe  
& Co.**

**4 Roselands Moorhill Road, West End**  
Southampton

In Excess of **£700,000**

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& Co.**



## 4 Roselands Moorhill Road

West End, Southampton

Set at the end of a private cul de sac, this incredible, five-bedroom detached home offers approx. 2,500 square foot of accommodation including the double garage. Accommodation on the ground floor comprises an entrance hall, lounge, dining room, family room, kitchen, breakfast room, utility and cloakroom. On the first floor are five double bedrooms with en-suite to master and a family bathroom. Outside benefits a block paved driveway and secluded rear garden.

### LOCATION

West End is a sought-after 'village' style suburb to the east of Southampton with excellent road, rail and air transport links. The high street hosts an excellent variety of local shops and there is a good choice of popular schools for all ages. Superb leisure facilities are provided by the Itchen Valley Country Park, whilst Manor Farm Country Park enjoys walks along the Hamble River. The nearby retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket, hosting international matches and live music events.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Five Double Bedrooms
- 21ft Master Bedroom
- Modern En-Suite
- Approx 2,500 sq.ft
- Three Reception Rooms
- Double Garage
- Secluded Rear Garden
- Modern Kitchen / Breakfast Room



# 4 Roselands Moorhill Road

West End, Southampton

## INSIDE

You enter the property into a porch with a further door opening into the main entrance hall which has been laid to carpet with doors leading to all rooms and stairs to the first floor. A door to one side leads into the dining room which has a bay window to the front aspect and is laid to carpet. From the entrance hall a set of double doors lead into the 19ft lounge which has windows to the side and sliding French doors to the rear, there is a feature fireplace to one wall and the room is laid to carpet. The third reception room lends itself as a snug / playroom or study and has sliding French doors to the rear aspect. The stunning 20ft kitchen breakfast room has been laid to tile flooring with a window to the side and rear aspect with space to one end for a table and chairs. The kitchen itself has been fitted with a range of shaker style wall and base level units with granite worktops and integrated appliances including double ovens and a full height fridge & freezer. A further door leads to the utility room with external doors and door leading to the garage. The cloakroom has been fitted with a wash hand basin and low level W/C. The first floor landing has been laid to carpet with a window to the front aspect, loft access and doors leading to all rooms. Bedrooms three, four and five all have windows overlooking the rear garden and are laid to carpet. Bedroom two has a fitted wardrobe and window to the front aspect and is laid to carpet. The incredible 21ft master bedroom has built in wardrobes, dual aspect windows and is laid to carpet with plenty of space for free standing furniture. A further door leads into the recently renovated en-suite which has been fully tiled with spotlights and fitted with a walk in rainfall shower, bath, wash hand basin, W/C and heated towel rail. The family bathroom has a window to the side and is fitted with a walk in shower, panel enclosed bath, wash hand basin and W/C.

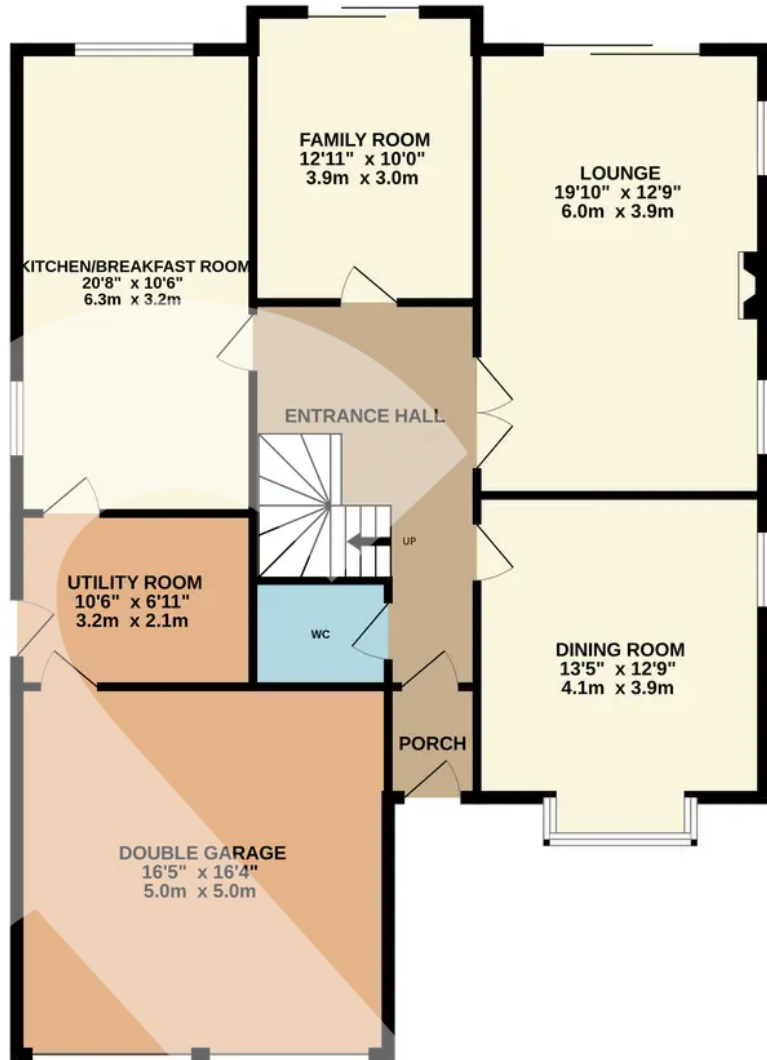
To the front of the property is a drive providing parking for two vehicles and a well-kept front garden. There is pedestrian access to the rear and access to the double garage. The secluded rear garden are extremely well kept, with lawns, well stocked flower and shrub borders.



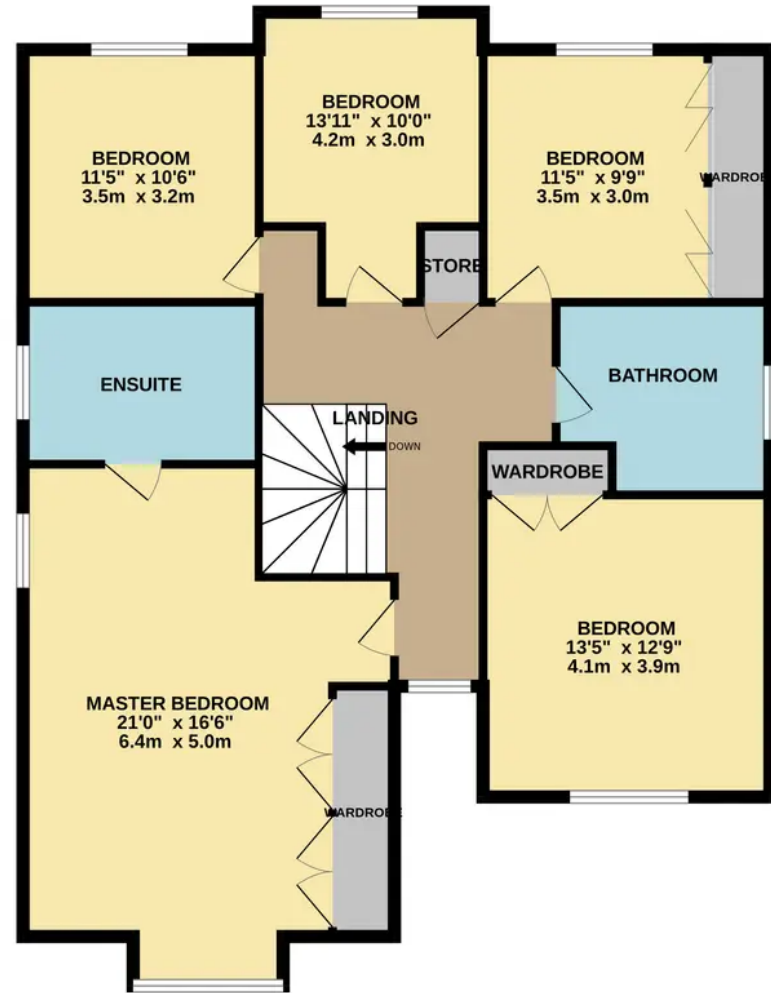
Rowe & Co.



GROUND FLOOR



1ST FLOOR



**REQUEST  
VIEWING**

(GOTTA BE QUICK!)



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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