



**Rowe  
& Co.**

**2 Sundays Hill Close, Hedge End**

Southampton

In Excess of **£500,000**





## 2 Sundays Hill Close

Hedge End, Southampton

The property offers flexible and spacious accommodation over three floors, the ground floor comprises an entrance hall, stunning sitting room with balcony, kitchen/dining room with bi-fold doors and cloakroom. On the first floor there are three double bedrooms, with en-suite to the master bedroom, and a modern family bathroom. The lower ground floor is made up of a large garage measuring 28ft in length a separate utility room and a lovely, landscaped rear garden.

### LOCATION

The property is located in Hedge End and benefits from being close to local shops and amenities and the M27 motorway links are also close by. The village hosts an excellent variety of local shops and there is a good choice of popular schools for all ages. 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Garage & Driveway
- Three Bedrooms
- En-suite to Master
- Popular location



## 2 Sundays Hill Close

Hedge End, Southampton

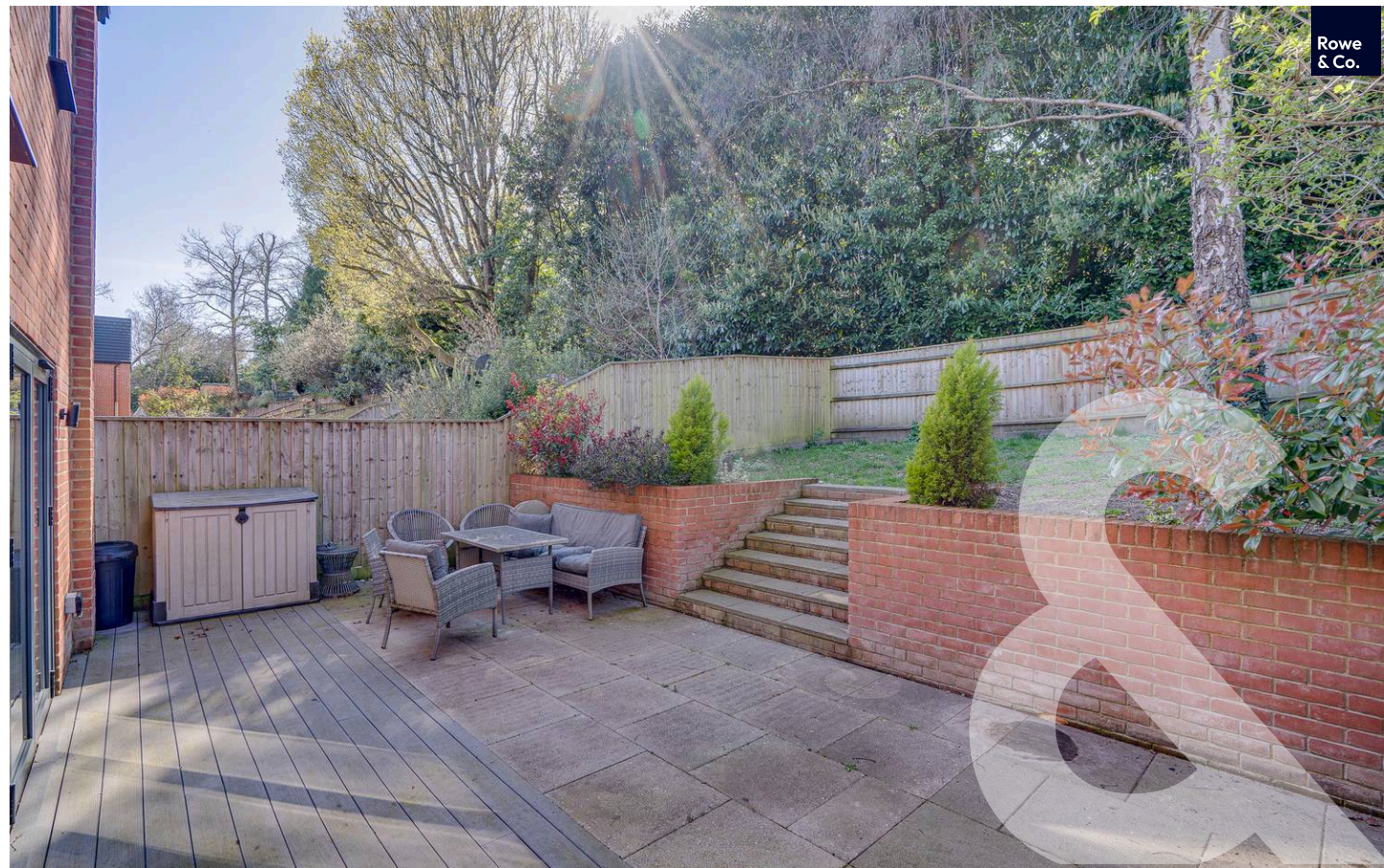
### INSIDE

The front door opens into the entrance hall which provides access to both the sitting room and the kitchen/dining room and has stairs leading to the first floor as well as the lower ground floor there is also a storage cupboard. The sitting room can be found to the front of the property which has a balcony with views across woodland. The modern kitchen/dining room has been fitted with a range of high gloss wall and base units with work tops over cupboards and drawers under and an island. There is an inset sink unit, hob, electric oven integrated dishwasher and fridge freezer with bi-fold doors out to rear garden along with windows to both the side and rear aspect. Stunning complementary tiling. The modern cloakroom is fitted with a WC and wash hand basin.

On the first floor the landing provides access to all three bedrooms and the airing cupboard, there is a master bedroom which has a window to the front of the property overlooking the woodland. There are fitted wardrobes and en-suite facilities. The en-suite has been fitted with a suite comprising a shower, sink unit and WC and complementary tiling. Bedrooms two and three are both double rooms and can both be found to the rear of the property with windows overlooking the rear garden. On the lower ground floor there is a separate utility room which has base units and space for appliances. A particular feature of the property is the large garage with up and over door.

### OUTSIDE

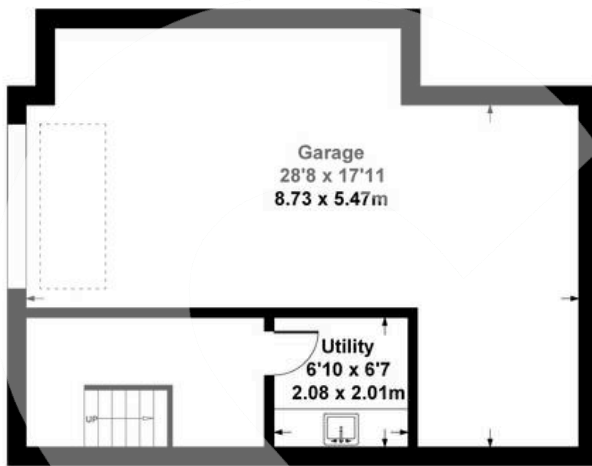
To the front of the property is a driveway providing parking for one, access to the garage via up and over door and an area laid to shrubbery. The rear garden has been landscaped to include a large paved seating area ideal for entertaining with the rest laid to lawn.



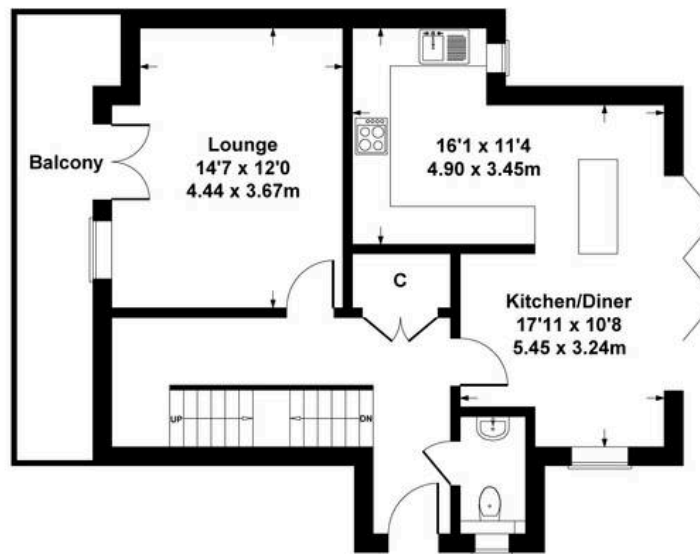


## 2 Sundays Hill Close

Approximate Gross Internal Area  
1819 sq ft - 169 sq m  
(Including Garage)

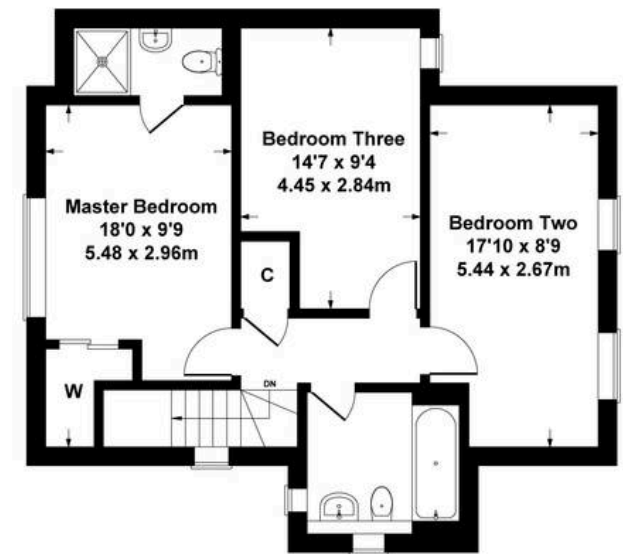


**GARAGE**



**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.



**FIRST FLOOR**



1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG



02381 102221



chandlersford@rowehomes.co.uk

**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

