

A modern semi-detached house with a gabled roof, wooden cladding, and a gravel driveway. The house features a central wooden door, blue-framed windows, and a small dormer window. The driveway is paved with gravel and bordered by a black metal fence. The sky is overcast.

**Rowe
& Co.**

1 Patricia Drive, Hedge End

Southampton

£625,000

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& Co.**



1 Patricia Drive

Hedge End, Southampton

This incredible four-bedroom detached home has been thoughtfully extended by the current owners with total accommodation spanning 2486 sqft. The property has been finished with tasteful décor and quality finishings throughout. Accommodation to the ground floor comprises an entrance hall, two bedrooms, family bathroom, utility room, dining room and stunning kitchen / dining / family room. On the first floor are two bedrooms with en-suite to master and family bathroom. Outside benefits a large driveway and easy maintenance rear garden with outbuilding and hot tub.

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: C

- Four Bedrooms
- Home Gym / Office
- Three Bathrooms
- Stunning Kitchen / Dining / Family Room
- Extended & Renovated By Current Owners
- Utility Room



1 Patricia Drive

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INSIDE

You enter the property into a spacious entrance hall that has doors leading to all rooms and stairs to the first floor. Doors either side open into two spacious bedrooms both with windows to the front aspect. A further door leading onto the modern family bathroom which has a window to the side aspect.

The hallway opens into the heart of the home 27ft kitchen / dining / family room which has a window to the side aspect and bi folding doors to the rear garden. The room has space one side for a large sofa and stylish wood burning stove. There is further space for a dining table and chairs, currently with a pool table in place.

The kitchen itself is fitted with a range of wall and base level units with cupboards and drawers under and central island with breakfast bar. A further door leads into the formal dining room with windows to the side aspect and a floating fireplace to one end. The first-floor landing has doors leading to two bedrooms, the master has an open en-suite area and two walk in wardrobes. The second bedroom is serviced by a modern shower room.

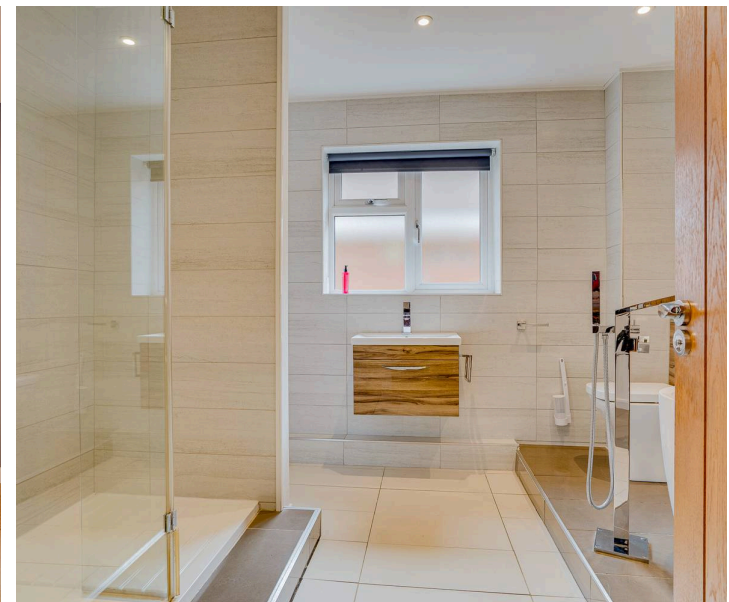
OUTSIDE

To the front of the property is a large driveway that can accommodate parking for multiple vehicles with gated pedestrian access to one side.

The stunning rear garden has a raised seating area ideal for entertaining; the rest is mostly laid to artificial lawn with a BBQ area to one side with covered hot tub. Towards the end of the garden is a useful garden room / outbuilding that is currently used as a gym with two sheds providing useful storage space.



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Approximate Gross Internal Area
2486 sq ft - 231 sq m
(Including Outbuilding)



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.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

