



Connells  
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FOR SALE

Connells

Wades Crescent  
Nursling Southampton



## Property Description

Nestled within a peaceful spot in the sought-after Fen Meadow Development in Nursling, this modern family home offers comfort, convenience, and a prime location. Built in 2017, this property features three bedrooms, two bathrooms and a downstairs cloakroom making it perfect for families or professionals seeking space and style.

Upon entering, you'll be welcomed into a bright and airy living space, where large windows flood the room with natural light. The open-plan kitchen diner provides ample space for dining and entertaining. The kitchen itself is equipped with sleek counter tops, stainless steel appliances, and plenty of storage, while a separate utility room adds convenience to daily chores. A downstairs cloakroom adds to the practicality of the layout.

Upstairs, you'll find three well-appointed bedrooms, each offering comfortable accommodation and ample storage. The master bedroom benefits from its own en-suite bathroom, providing a private retreat. There is a fully boarded loft offering additional storage.

Outside, the property boasts two parking spaces located at the front of the property, ensuring hassle-free parking for residents. Good size rear garden which benefits from afternoon and evening sun, shed and reinforced fences.

## LOCATION:

The location of this home is second to none, with a variety of well-regarded local schools within walking distance and in the catchment for Mountbatten Secondary School and the David Lloyd health club. Commuters will appreciate the short distance to Southampton General Hospital and excellent transport links via the M27, as well as nearby bus routes.

The Fen Meadow development gives a peaceful feel with surrounding fields and woods, perfect for dog walks.

The properties have been built two bricks higher than other developments to give the rooms a more spacious feeling.

Double glazed window to rear aspect, built in wardrobes, floor laid to carpet and access to the en-suite shower room.

### En- Suite

Shower, hand wash basin and WC.

### Bedroom Two

11' 7" x 8' 10" ( 3.53m x 2.69m )

With double glazed window to front aspect and floor laid to carpet.

### Bedroom Three

11' 6" x 6' 5" ( 3.51m x 1.96m )

Double glazed window to front aspect and floor laid to carpet.

### Bathroom

Heated towel rail, hand wash basin, WC and bath.

### Outside

#### Front Garden

Mature shrubs, flower beds and pathway to front door. two parking spaces.

#### Rear Garden

The generously sized and well kept rear garden has two useful sheds, is laid to lawn with flower beds, block paved patio area and is fully enclosed with gate leading out to the parking spaces at the front of the property.

### Entrance Hall

A porch door way opens up into the entrance hall, with stairs ascending to the upper level and door to lounge.

### Lounge

14' 5" x 11' 11" ( 4.39m x 3.63m )

Double glazed window to front aspect, floor laid to carpet, door accessing the kitchen diner.

### Kitchen

12' 11" x 11' 11" ( 3.94m x 3.63m )

A fitted kitchen diner with a wide range of wall, base and drawer units, work surfaces over, electric oven, space for a dishwasher, sink with mixer tap over, four ring electric hob, wood laminate flooring, double glazed window and french doors accessing the rear garden, space for family dining. The room opens up to a utility area with space and plumbing for a washing machine and leads to the cloakroom.

### Cloakroom

Hand wash basin and WC .

### Landing

Accessing upper level rooms accesses to the boarded loft and stairs descending to the lower level.

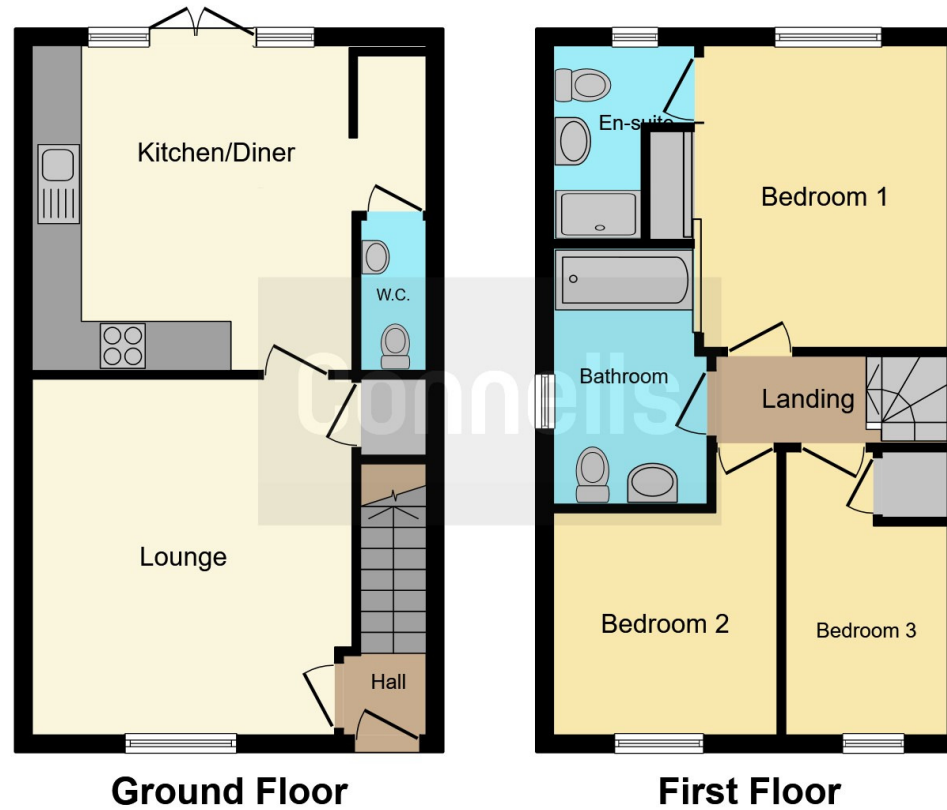
### Bedroom One

9' 6" x 9' 1" ( 2.90m x 2.77m )









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: B**

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Tenure: Freehold



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