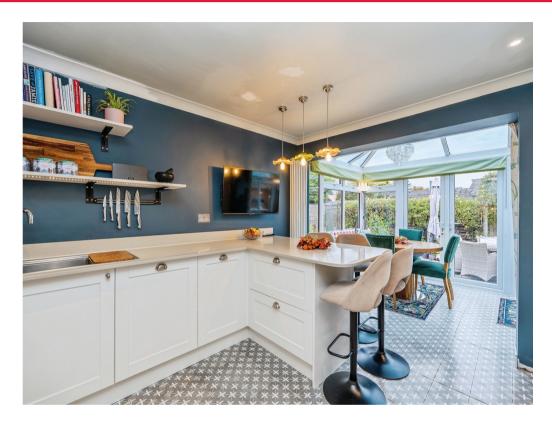


Connells

Poplar Way North Baddesley SOUTHAMPTON

# Poplar Way North Baddesley SOUTHAMPTON SO52 9FW







# **Property Description**

Approached via a wide driveway with parking for multiple vehicles, the property opens into a welcoming hallway with solid wood flooring that flows through to the principal rooms. The inviting lounge, centred around a contemporary wood burner, offers a relaxing retreat with views over the front garden.

The stylish kitchen features Mira stone worktops, a Neff double oven, induction hob, and ample storage. Open to a light-filled conservatory, it provides the perfect setting for dining and entertaining, with doors opening directly onto the rear patio.

The principal bedroom enjoys French doors to the garden, a walk-in wardrobe, and an elegant en-suite shower room. Two further bedrooms offer versatility for guests, children, or home working, served by a modern family bathroom.

# **Entrance Hall**

The property is accessed via a generous driveway providing parking for multiple vehicles. A doorway opens into a welcoming hallway finished with solid wood flooring, setting the tone for the home's quality throughout. The hallway offers access to the principal rooms and includes useful storage space.

# Lounge

## 16' 1" x 13' 4" ( 4.90m x 4.06m )

A spacious and bright reception room featuring solid wood flooring, a central wood burner, and a window overlooking the front aspect. The lounge also benefits from a TV and telephone point, creating a comfortable and inviting living space ideal for relaxing or entertaining.

## Kitchen

20' 4" x 11' 4" ( 6.20m x 3.45m )

Beautifully appointed to a modern standard, the kitchen offers a wide range of wall, base, and drawer units complemented by stone Mirastone work surfaces. Features include an integrated Neff double oven, induction hob with digital extractor, built-in bin cupboard, integrated dishwasher and space for a washing machine, instant boiling water tap and American-style fridge freezer. The ceramic tiled floor, stainless steel sink with mixer tap, tall radiator, and TV points complete this contemporary space.

# **Conservatory/Dining Area**

13' 10" x 6' 11" ( 4.22m x 2.11m )

Open plan to the kitchen, this UPVC double-glazed conservatory provides a superb dining or family area with tiled flooring and direct access to the rear garden. The large windows and French doors allow for an abundance of natural light, creating a seamless connection between indoor and outdoor living.

## **Bedroom One**

A well-proportioned principal bedroom with French doors opening to the rear garden, a walk-in wardrobe with marble topped unit, and wood laminate flooring. The room also benefits from a radiator and access to a stylish en-suite shower room.

## **En-Suite Shower Room**

Modern and fully tiled, featuring a walk-in shower, WC, and hand wash basin inset into a contemporary marble vanity unit. A double-glazed window to the front aspect provides natural light.

#### **Bedroom Two**

10' 3" x 10' 9" ( 3.12m x 3.28m )

A comfortable double bedroom with a double-glazed window to the rear aspect, radiator, and wood laminate flooring, offering a bright and peaceful retreat.

#### **Bedroom Three**

11' 5" x 7' 6" ( 3.48m x 2.29m )

Another well-sized bedroom with a doubleglazed window to the front aspect, radiator, and wood laminate flooring, suitable as a quest room or home office.

# **Family Bathroom**

Finished to a high standard with tiled walls, the bathroom includes a panelled bath, WC,

and hand wash basin set into a vanity unit, creating a clean and functional space.

#### **Detatched Annex**

Ideal for guests, extended family, or as a private home office suite, the detached annex includes an open-plan living and kitchen area, a separate bedroom with French doors and built-in fold-away bed, and a smart shower room. It's fully heated and connected to the main house systems. The annex can be accessed directly via double gates to the front of the property.

# Garage

An integral garage with up-and-over door, power, lighting, and rear access to the garden, ideal for storage or potential conversion (subject to consent).

#### Rear Garden

The wrap-around garden is a true highlight—thoughtfully landscaped with a spacious Indian sandstone patio, level lawn, summer house, greenhouse, large shed, and 3 log stores. Double gates allow side access and additional security, creating a private oasis for outdoor living.

















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EPC Rating: D Council Tax Band: E

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