



Connells

Poplar Way
North Baddesley SOUTHAMPTON



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 double-glazed window to the front aspect, radiator, and wood laminate flooring, suitable as a guest 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.

Detached 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.

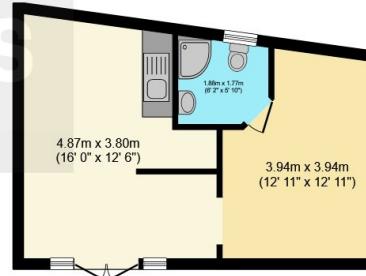








Floor Plan



Annex

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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