



RICHMONDS

4 Clover Way, Hedge End, Southampton, SO30 4RP

£450,000

An extended four-bedroom detached family home which is superbly presented and has a secluded, landscaped rear garden. There is ample off-road parking and internally the property benefits from a spacious kitchen/dining room, lounge, Wc, study, utility room, ground floor shower room plus further family bathroom and ensuite on the first floor. There is a loft room which can be accessed from Bedroom 2. The property is fortunate enough to be situated in a private driveway of just four properties and is close to the local superstores and transport links.

Accommodation

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|----------------------|---|
| Entrance hallway: | Stairs to first floor |
| Cloakroom: | Wc, wash hand basin with cupboard under, heated towel rail |
| Lounge: | 13'4" x 10'8" (4.1m x 3.2m) Window, radiator, feature fireplace |
| Kitchen/Dining room: | 19'6" x 18'4" (6.0m x 5.6m) Storage cupboard, door to inner hall, window to rear, patio doors & single door to garden, radiators. A range of wall & base level units with space for fridge freezer, integrated dishwasher, stainless steel sink with drainer, oven with hob & extractor over. |
| Inner hall: | Access to: |
| Study: | 12'0"x 6'8" (3.7m x 2.0m) Patio doors, radiator |
| Shower room: | Shower cubicle, Wc, wash hand basin with cupboards under, heated towel rail |
| Utility: | 10'7" x 6'8" (3.2m x 2.0m) Door to garage. Plumbing for washing machine, space for tumble dryer, shelving & work surfaces |

First Floor Landing

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|------------|--|
| Bedroom 1: | 15'0" x 8'1" (4.6m x 2.5m) Built in wardrobes, window, radiator |
| Ensuite: | Shower cubicle, Wc, wash hand basin with cupboards under Sensor light. Heated towel rail. |
| Bedroom 2: | 16'9" x 6'8" (5.1m x 2.0m) Window, radiator |
| Bedroom 3: | 14'1" x 6'1" (4.3m x 1.9m) Built in wardrobes, window, radiator |
| Bedroom 4: | 9'9" x 9'8" (3.0m x 2.9m) Window, radiator |
| Bathroom: | Bath with shower & screen over, Wc, wash hand basin with vanity surface & cupboards, heated towel rail |
| Loft room: | Velux window, accessed via ladder in bedroom 2, radiator, eaves storage cupboard |

Outside

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|---------|---|
| Front: | Ample off road parking and sensor light by the garage and one in the path from the front to the back of house |
| Rear: | Landscaped rear garden with established plantation and various seating areas. There is a brick-built outbuilding which has power and light. Outdoor tap, electric sockets and outdoor lights covering the back garden |
| Garage: | Partially converted to create the utility room. Storage area to the front. |

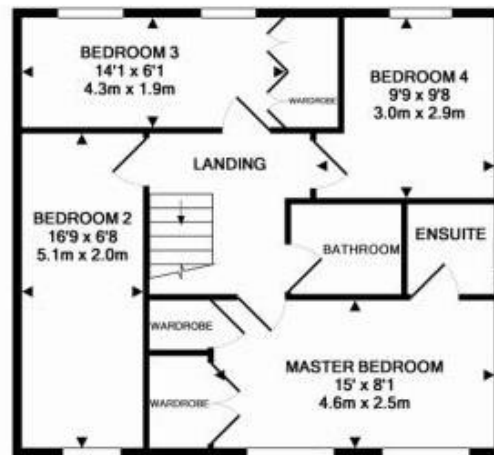
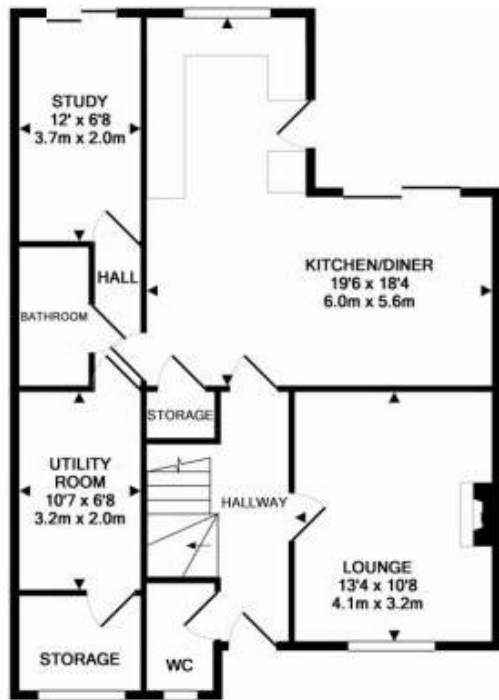
Other Information

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|-------------------|--------------------------|
| Tenure: | Freehold |
| Approximate age: | 1990's |
| Heating: | Gas central heating |
| Windows: | Double glazing |
| Energy Rating: | D |
| Sellers position: | Searching for a property |

Local Information

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|------------------|---------------------------|
| Council tax: | Band E |
| Local Authority: | Eastleigh Borough Council |

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone [01489 789933](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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