



RICHMONDS



# Chalice Court, Hedge End, Southampton, SO30 4TA

Offers Over £600,000

A bespoke 'one off' design built in 2000 and situated in a cul-de-sac close to Hedge End village; this substantial 4-bedroom detached home is beautifully presented throughout and would make an ideal purchase for any growing family.

Internally, the entrance hallway provides access to all the ground floor rooms; the living room has direct access via French doors to the rear garden and a feature fireplace. There is a separate dining room, ground floor cloakroom, utility and a fantastic kitchen/breakfast room which has an island unit with breakfast bar area, integrated appliances and a door leading to the patio.

On the first floor there are four well-proportioned bedrooms with the master benefiting from an ensuite shower room and walk in wardrobe area. All the other bedrooms have fitted wardrobes and there is a family bathroom.

Outside, there are steps leading to the front door, off-road parking for two vehicles and access to the electric garage. There is a manicured lawn with hedge row and flower beds and pedestrian side access through to the rear garden. The large rear garden with a southerly aspect is a particular feature and has a spacious patio area with steps leading up to the manicured lawn which has a variety of maturing plantation bordering.

## Other Information

Tenure: Freehold

Approximate Age: 2000

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated and partially boarded

Energy Rating: C

Sellers Position: The sellers are looking to purchase another property locally

## Local Information:

Council Tax: F

Local Authority: Eastleigh Borough Council



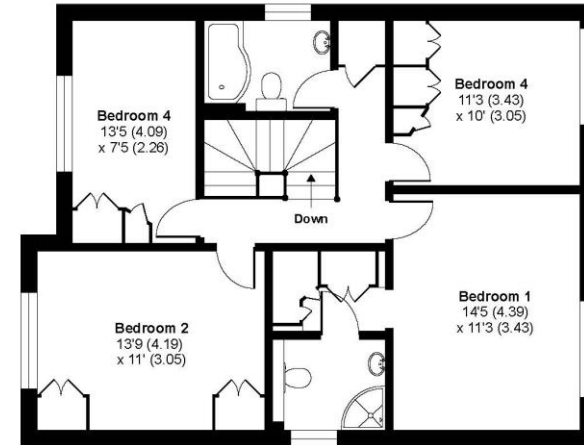
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Approximate Area = 1500 sq ft / 139.3 sq m

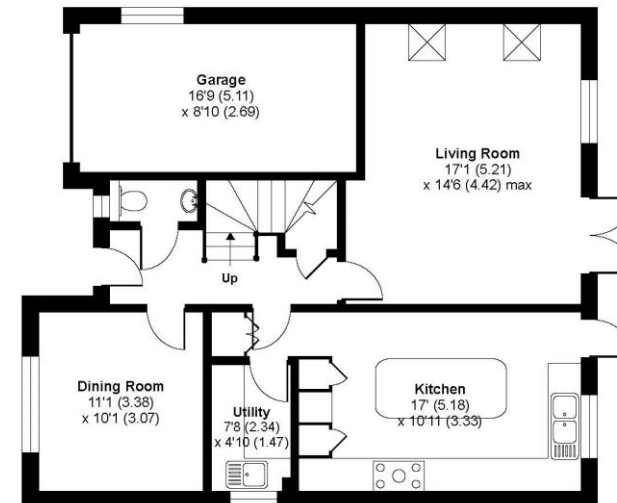
Garage = 151 sq ft / 14 sq m

Total = 1651 sq ft / 153.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		<b>71</b>	<b>82</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Richmonds Property Services Ltd. REF: 705870

**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**

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