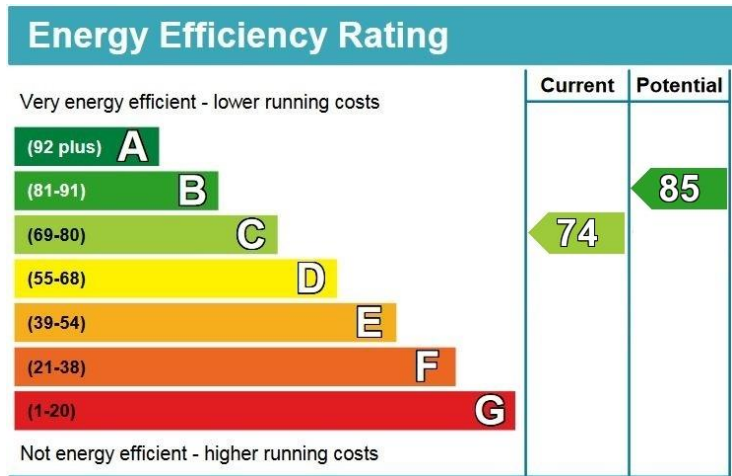




Bitterne

023 8042 2600



21 Mallard Gardens, Hedge End, Southampton, Hampshire, SO30 2XJ

£525,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Mallard Gardens! Do not miss the opportunity to view this gorgeous four bedroom detached house located within one of Grange Park most desired cul-de-sacs. Constructed by Bovis Homes in 1996 and owned by our client for almost 20 years this attractive family home has been well loved and would be the ideal "forever home"! Boasting off road parking to and lawn to the front aspect. Boasting driveway for two cars, 31ft integral garage, side access and impressive south westerly facing rear garden! Step inside into a warm and welcoming entrance hallway flowing through to a light and airy lounge with opening to a sociable dining space with patio doors out to the garden. Solid wood shaker style fitted kitchen with integral appliances including a dishwasher and utility room with with space for a washing machine. There is also a downstairs w/c and study! Upstairs does not fail to impress with four spacious bedrooms and the master bedroom hosting an ensuite shower room!

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Entrance Hall

Lounge

16' 8" (5.08m) x 10' 5" (3.17m)::
Smooth and coved ceiling, electric fireplace, TV point, sockets, two radiators, UPVC patio doors opening onto rear garden, opening to:

Dining Room

11' (3.35m) x 8' 9" (2.67m)::
Textured and coved ceiling, sockets, radiator, UPVC patio doors opening onto garden.

Kitchen

10' 10" (3.30m) x 7' 8" (2.34m)::
Smooth ceiling, UPVC double glazed window to front, wall and base units with solid wood work surface over, breakfast bar, integral oven with five-ring gas hob, dishwasher and fridge/freezer, wall tiling, one radiator.

Utility:

Smooth ceiling, base unit with space for washing machine, tall pantry cupboard, sockets, one radiator, side access.

Study

10' 5" (3.17m) x 7' 10" (2.39m)::
Textured ceiling, UPVC double glazed window to front, fitted wardrobes with sliding doors, sockets, one radiator.

Bedroom One

13' 9" (4.19m) x 10' 5" (3.17m)::
Textured ceiling, UPVC double glazed window to front, fitted wardrobes, sockets, one radiator.

Ensuite:

Smooth ceiling, UPVC double glazed obscured window to front, three piece suite comprising: corner shower with rainfall mixer tap, WC and wash hand basin.

Bedroom Two

11' 1" (3.38m) x 8' 8" (2.64m)::
Textured ceiling, UPVC double glazed window to rear, fitted wardrobes, sockets, one radiator.

Bedroom Three

8' 5" (2.57m) x 8' (2.44m)::
Textured ceiling, UPVC double glazed window to rear, sockets, one radiator.

Bedroom Four

8' 9" (2.67m) x 6' 11" (2.11m)::
Textured ceiling, UPVC double glazed window to front, sockets, one radiator.

Bathroom :

Smooth ceiling, UPVC double glazed obscured window to side, three piece suite comprising: corner bath with mixer tap, wash hand basin and WC, chrome heated towel rail.

Garden:

Enclosed fencing with side access, landscaped lawn and patio, planters and rear access to garage.

Garage:

Power and light connected, up and over door, rear wooden door, part boarding.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

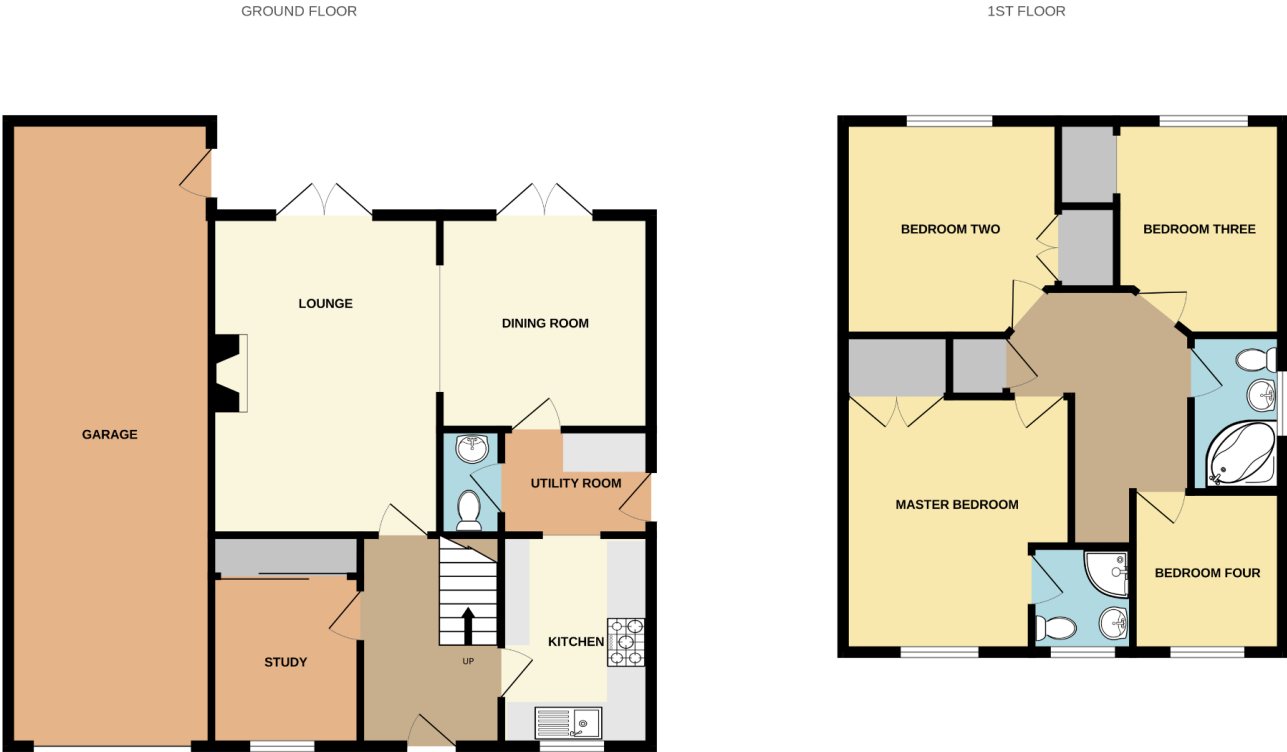
Band E

Sellers Position

Buying On

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Bitterne 249 Peartree Avenue Bitterne SO19 7RD 023 8042 2600	Shirley 391 Shirley Road Shirley SO15 3JD 023 8078 0787	Woolston 24 Portsmouth Road Woolston SO19 9AB 023 8039 3255	Auction Department 62 High Street West End SO30 3DT 023 8047 4274	Lettings & Block Management 2-4 New Road Southampton SO14 0AA 023 8071 0402	Do you need an Energy Performance Certificate? Field Palmer are able to offer EPC services across Hampshire and the south of England. We can offer mortgage advice Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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