



76 Wellstead Way, Hedge End, SO30 2LE

£475,000

WHITE & GUARD

76 Wellstead Way

Hedge End, Southampton

INTRODUCTION

This beautifully presented, four bedroom, detached family home benefits from an attractive, landscaped rear garden, a single garage and allocated parking.

The accommodation on the ground floor comprises a good size lounge, separate dining room, study, a modern kitchen/breakfast room with bi-folding doors opening out to the rear garden, and a cloakroom. On the first floor there are four, well-proportioned double bedrooms, two en-suites, as well as a modern family bathroom.

LOCATION

The property is situated in a popular area of Hedge End and benefits from being within walking distance of Wellstead Primary School, Dowd's Farm Park and Hedge End's train station. There are a wide variety of shops and amenities nearby, as well as the M27 motorway links.

DIRECTIONS

Upon entering Wellstead Way from Tollbar Way, follow the road round, passing Dowd's Farm Park and take the next turning on the left, where the parking for the property can be found in the first cul-de-sac on the right hand side. Pedestrian access then leads round to the front of the property.

- TENURE - FREEHOLD
- EPC GRADE C
- EASTLEIGH BOROUGH COUNCIL BAND D





INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor and doors through to all ground floor accommodation, including the cloakroom.

The light and airy kitchen/breakfast room has been fitted with a modern range of wall and base units with granite worktops over. There is a built-in double oven, induction hob with extractor over, as well as an integrated dishwasher, washing machine and wine cooler. There is a useful breakfast bar, space for an American style fridge/freezer, and bi-folding doors opening out to the rear garden.

The generous lounge has French doors to the rear with windows either side, whilst the dining room and study both have windows to the front.

On the first floor, the good size master bedroom has fitted wardrobes along one wall and overlooks the rear garden. The modern en-suite comprises a shower cubicle, wash basin, WC, and a window to the rear.

Bedrooms two and three both have windows to the front and share the use of a 'Jack and Jill' en-suite, which has a shower cubicle, wash basin, WC and a window to the front.

The fourth double bedroom has a window to the rear, whilst the family bathroom has a panel enclosed bath with shower over, wash basin, WC and a window to the side aspect.

OUTSIDE

The attractive rear garden has been fully landscaped to provide a variety of paved patio areas with planted borders and a central section of artificial lawn. Gated pedestrian access leads round to the single garage and allocated parking space, located directly behind the property.



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

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