



91 Firs Drive, Hedge End, SO30 4QQ

£700,000

WHITE & GUARD

91 Firs Drive

Hedge End, Southampton

INTRODUCTION

This large, five bedroom, detached family home is situated on a good size plot and benefits from ample off road parking, a double garage and an attractive, south westerly facing rear garden. The well-presented accommodation comprises a 20ft, dual aspect lounge, modern kitchen, breakfast room, separate dining room, study, utility and cloakroom on the ground floor. On the first floor there are five, well-proportioned bedrooms, with an en-suite to the master, and a modern family bathroom.

LOCATION

The property is in a popular area of Hedge End and benefits from being close to local shops, schools and amenities, including Hedge End's out-of-town retail park and the M27 motorway links.

DIRECTIONS

From our office in Hedge End turn left at the traffic lights into Upper Northam Road and after a short distance turn left into Netley Firs Road. Take the second turning for Firs Drive on the left hand side, where the property can be found a short way along on the right hand side.

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





INSIDE

The front door opens into the spacious entrance hall which has stairs leading to the first floor and an understairs storage cupboard. The 20ft, dual aspect lounge has a box bay window to the front, French doors opening out to the rear garden and a feature fireplace. The separate dining room has a window to the rear overlooking the garden. The kitchen has a window to the rear and has been fitted with a modern range of wall and base units with cupboards and drawers under. There is space for a Range style cooker and integrated appliances including a dishwasher and fridge. An opening leads through to the breakfast room which has a window to the side and a door through to the utility, which has space for further appliances, as well as a window and door to the side. The study also has a window to the side aspect, whilst the cloakroom has a window to the front.

On the first floor, the spacious master bedroom overlooks the front of the property and benefits from fitted wardrobes. The modern en-suite has a window to the side, a walk-in shower cubicle, vanity wash hand basin, WC and heated towel rail. Bedrooms two, three and five all enjoys views over the rear garden, whilst bedroom four has a window to the front and a built-in wardrobe. The family bathroom has a window to the side and has been fitted with a white suite comprising a shaped bath with shower over, wash hand basin and WC.

OUTSIDE

To the front of the property there is a large driveway providing off road parking for several cars. The double garage has two up and over doors, power and light and rear pedestrian access. The beautiful rear garden enjoys a south westerly aspect and has a paved patio area, leaving the rest of the garden mainly laid to lawn with planted borders.



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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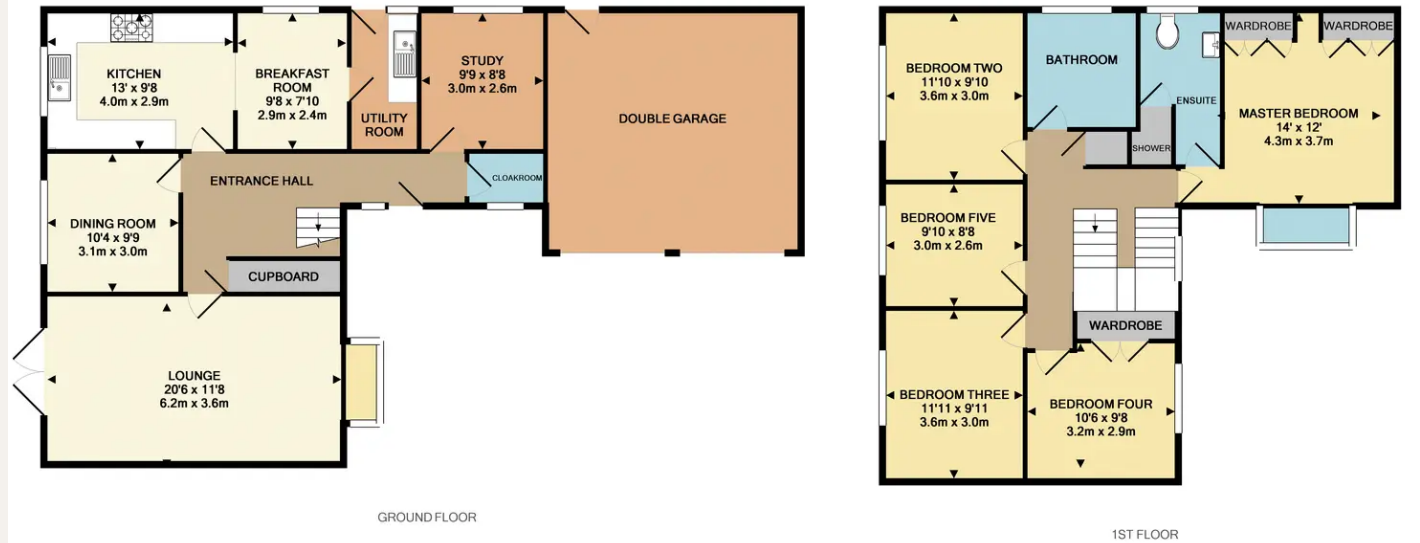
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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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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