



104 Wellstead Way, Hedge End, SO30 2LE

£525,000

WHITE & GUARD

104 Wellstead Way

Hedge End, Southampton

INTRODUCTION

This generous, six bedroom, detached family home is situated on a corner plot and benefits from a double garage, driveway parking and an attractive, south facing rear garden.

The accommodation on the ground floor comprises a well-proportioned lounge, modern kitchen/diner, family room and cloakroom. On the first floor there are four, well-proportioned bedrooms, two with en-suite facilities, and a family bathroom, whilst on the top floor there is a master bedroom with en-suite and a large double bedroom.

LOCATION

The property is situated in a popular area of Grange Park and benefits from being close to Hedge End's train station, local shops, reputable schools and Dowd's Farm Park. The M27 motorway links and Hedge End's out-of-town retail park and also nearby.

Upon entering Wellstead Way from White's Way, follow the road round to the left where the property can be found on the next left hand corner.

- TENURE - FREEHOLD
- EPC ORDERED
- EASTLEIGH BOROUGH COUNCIL BAND E





INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor and doors through the lounge, kitchen/diner, cloakroom and family room. The well-proportioned lounge has French doors, with full-length windows either side, opening out to the rear garden, whilst the family room has a window to the front and an understairs storage cupboard. The 18ft kitchen/diner has been fitted with a modern range of wall and base units with a built-in double oven, five ring gas hob with extractor over, integrated fridge/freezer and dishwasher, as well as space for a washing machine. There are French doors to the rear, with full-length windows either side, opening onto the patio area, and space for a dining table and chairs.

On the first floor there are four well-proportioned bedrooms, two with fitted wardrobes and en-suite facilities comprising a shower cubicle, wash hand basin and WC. There is also an airing cupboard on the landing and a family bathroom with a window to the rear, panel enclosed bath, wash hand basin and WC.

The master bedroom is located on the top floor and has a window to the front and a built-in wardrobe. A door to the side leads through to the modern en-suite, which has a Velux window, shower cubicle, wash hand basin and WC. There is also a further double room which has a window to the front and a Velux to the rear.

OUTSIDE

To the front of the property there is a lawned garden with hedge borders and a pathway leading to the entrance. To the side there is a driveway providing off road parking, leading to the double garage which has a pedestrian door to the rear. Gated side access leads round to the attractive rear garden, which enjoys a southerly aspect and has a paved patio area leaving the rest of the garden mainly laid to lawn.



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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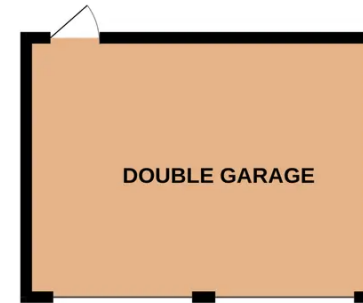
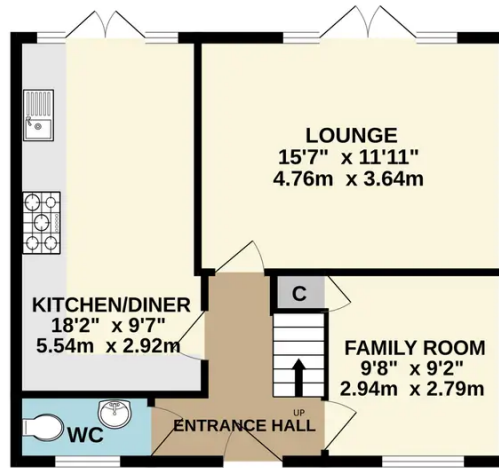
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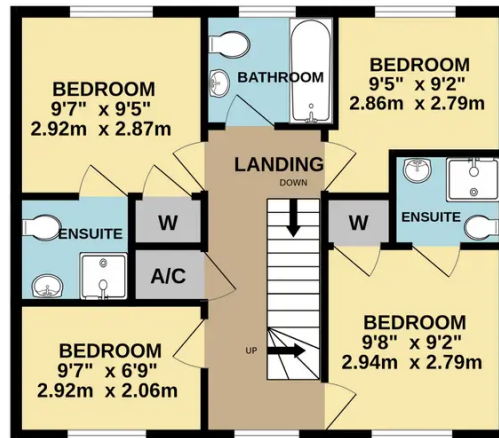
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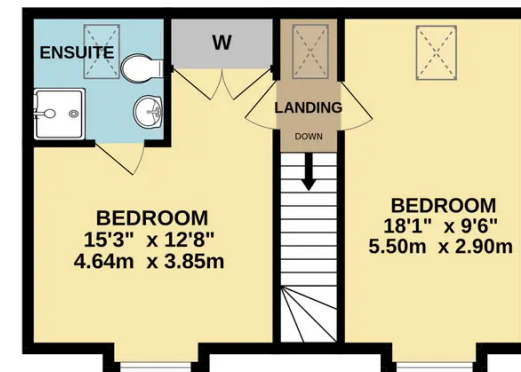
GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.

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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