



64 Goodlands Vale, Hedge End, SO30 4SN

Offers in excess of £440,000

WHITE & GUARD

64 Goodlands Vale

Hedge End, Southampton

INTRODUCTION

Situated on a larger than average plot, this four bedroom, detached family home benefits from driveway parking, a detached garage with storage and utility room, large frontage and an enclosed rear garden backing onto woodland. The accommodation on the ground floor comprises a spacious, L-shaped lounge/diner, fitted kitchen and a cloakroom, whilst on the first floor there are four bedrooms and a family bathroom.

Additional benefits include scope to extend, subject to the relevant planning consents. There is currently a planning application submitted for an extensive enlargement to the property, plans are available to view upon request.

LOCATION

Situated in a popular cul-de-sac in Hedge End, the property is conveniently close to reputable schools, Turnpike Way Recreation Ground and Hedge End's village centre offering a range of amenities. The M27 motorway links and out-of-town retail park and also close by.

Upon entering Goodlands Vale from Turnpike Way, follow the road round to the right where the property can be found a short way along on the right hand side.

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





INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor, windows to the front and side, a built-in storage cupboard and doors through to all ground floor rooms. The generous L-shaped lounge/diner is a dual aspect room with windows to the front and rear, as well as sliding patio doors leading out to the rear garden. The kitchen has been fitted with a matching range of wall and base units with a built-in oven and grill and a gas hob with extractor over. There is appliance space for a free-standing fridge/freezer and dishwasher, as well as a window to the rear and a door to the side.

On the first floor, the well-proportioned master bedroom overlooks the rear garden, as does bedroom two, whilst the third bedroom has a window to the front and the fourth bedroom has fitted wardrobes along one wall and a window to the rear aspect. The family bathroom comprises a panel enclosed bath with shower over, wash hand basin, WC and a window to the front.

OUTSIDE

The property is set back from the road with a large lawned area with tree and shrub borders to the front. There is a driveway to the side, providing off road parking for two cars and a detached single garage which has an up-and-over door leading through to the storage area, whilst the rear has been converted into a utility room with space and plumbing for a washing machine and tumble dryer, as well as a window to the rear and door to the side.

The enclosed rear garden has a paved patio area which wraps around to the side of the property, leaving the rest of the garden mainly laid to lawn, backing onto woodland with gated rear pedestrian access.



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

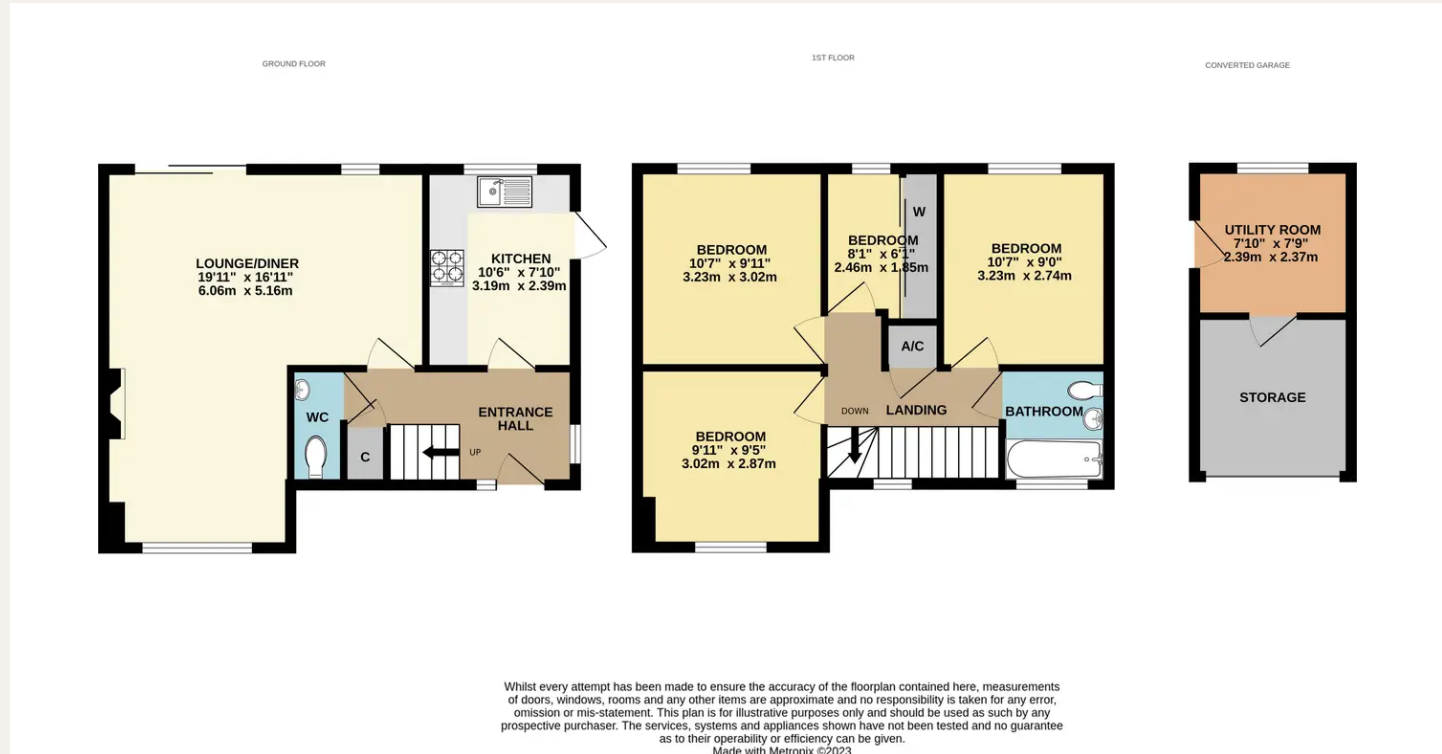
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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