



Ventura Way Kings Copse Road, Hedge End - SO30 0PQ
Guide Price £525,000

WHITE & GUARD

Ventura Way Kings Copse Road

Hedge End, Southampton

INTRODUCTION

This impressive, four-bedroom detached chalet-style home has been thoughtfully extended and benefits from ample off-road parking, with a single integral garage.

Accommodation briefly comprises a large lounge, spacious kitchen/dining room, utility room, and cloakroom. On the first floor, there are four good size bedrooms, one with an ensuite, a large four-piece family bathroom and eaves storage space.

LOCATION

The property is located in Hedge End and benefits from being conveniently close to local shops, reputable schools and amenities, including Hedge End's village centre, out-of-town retail park and the M27 motorway links.

DIRECTIONS

From our office in Hedge End, head out of the village centre along Freegrounds Avenue, which will turn into Freegrounds Road. At the end turn right into Tanhouse Lane, which will automatically become Kings Copse Road, where the property can be found on the right-hand side.

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





INSIDE

The front door opens into an entrance hall with stairs to the first floor, with understairs storage, and doors leading to all principal downstairs rooms. The spacious lounge is to the rear of the property with patio doors into the garden, whilst the kitchen/diner is front aspect with extended worktops and a breakfast bar area, ample space for a dining table and chairs, and French doors to the rear. The kitchen is fitted with a range of matching base and wall units, a range-style cooker and gas hob with extractor over, and integrated appliances. A door leads from the kitchen/diner into the utility/larder area. The cloakroom completes the downstairs layout and has a WC, wash hand basin and window to the side.

On the first floor there are four good size bedrooms, two front aspect and two rear aspect. One bedroom benefits from an ensuite comprising a shower cubicle, WC, pedestal wash hand basin and window to the rear. The four-piece family bathroom has a shower cubicle, free-standing modern bath, pedestal wash hand basin, WC and benefits from a sky light window. The first floor also has eaves storage.



OUTSIDE

The low maintenance front garden is laid with shingle, with a block brick driveway and garage to the side providing off road parking for multiple vehicles. A gate leads to the rear of the property which has been laid to lawn with a selection of mature shrubs and trees to the borders, a patio area, decked sun terrace, and a greenhouse.

BROADBAND

Gfast Fibre Broadband is available with download speeds of 47-115 Mbps and upload speeds of up to 3-14 Mbps. Information has been provided by the Openreach website.

SERVICES

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

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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.

