



1 Edwards Close, Shedfield - SO32 2HB

In Excess of £375,000

WHITE & GUARD



# 1 Edwards Close

## Shedfield, Southampton

Set within the quiet village of Shedfield this immaculately presented three bedroom semi detached house benefits from having a garage and driveway. The modern home forms part of a small and intimate development completed in 2013. The well-proportioned accommodation includes a modern fitted kitchen dining room and sizeable living room set at the rear of the house overlooking the attractive garden. In addition to a ground floor cloakroom there is a well appointed family bathroom and en-suite shower room.

### LOCATION

The property is conveniently situated between the market towns of Bishops Waltham and Wickham, both of which offer a broad range of shops and amenities. The neighbouring village of Botley is also close by and which has a mainline railway station. There are good local schools, public transport links and both Southampton Airport and all main motorway access routes are also within easy reach.

- WINCHESTER COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- ATTRACTIVE REAR GARDEN
- GARAGE AND DRIVEWAY







## INSIDE

A double glazed composite front door opens into a well-appointed entrance hall which has stairs leading to the first floor and is laid to light wood effect flooring, has fitted under stairs storage and a radiator to one wall. Found off the hallway is a conveniently located cloakroom, which has WC and inset wash hand basin with fitted work surface and storage under. The impressive kitchen dining room has a range of matching high gloss wall and base units with complimentary fitted countertops over. The work surfaces incorporate an inset stainless steel sink and drainer unit and four ring gas hob with extractor hood over. Further integrated appliances include a Neff electric oven and grill, fridge freezer, washing machine and dishwasher. While the room extends to the rear and allows ample space for a dedicated dining table and chairs. The lovely living space spans across the rear of the house and has double glazed French doors that open onto the patio seating terrace.

The first floor landing has access to the loft space and airing cupboard. Doors lead to the principal accommodation which includes a good size master bedroom which benefits from fitted wardrobes and a well-appointed en-suite, that provides an enclosed mains shower cubicle, WC, wash basin and is finished with attractive feature tiling to the principal areas. Bedroom two is also a well proportioned double room that allows space for freestanding bedroom furniture. The third bedroom has a recess with fitted hanging rail and is set at the rear of the house. A well-appointed bathroom suite has a fitted panel enclosed bath with shower attachment, WC and floating wash hand basin.

## OUTSIDE

To the outside a dropped kerb provides vehicular access to a driveway which in turn leads to a garage. Accessed via an up and over door, the garage has power and lighting, a large roof pitch allowing for overhead storage and a double glazed door that provides access to the garden. The enclosed attractive rear garden has a patio area with steps leading down to the garden which is laid to lawn, and a further patio area to one side.





Agents Note: Due to the nature of Edwards Close being an unadopted road there is a monthly estate charge of £25.00 Per Calendar Month. We have been advised by our clients there is residents management committee in place which holds an established and substantial sinking fund.

SERVICES:

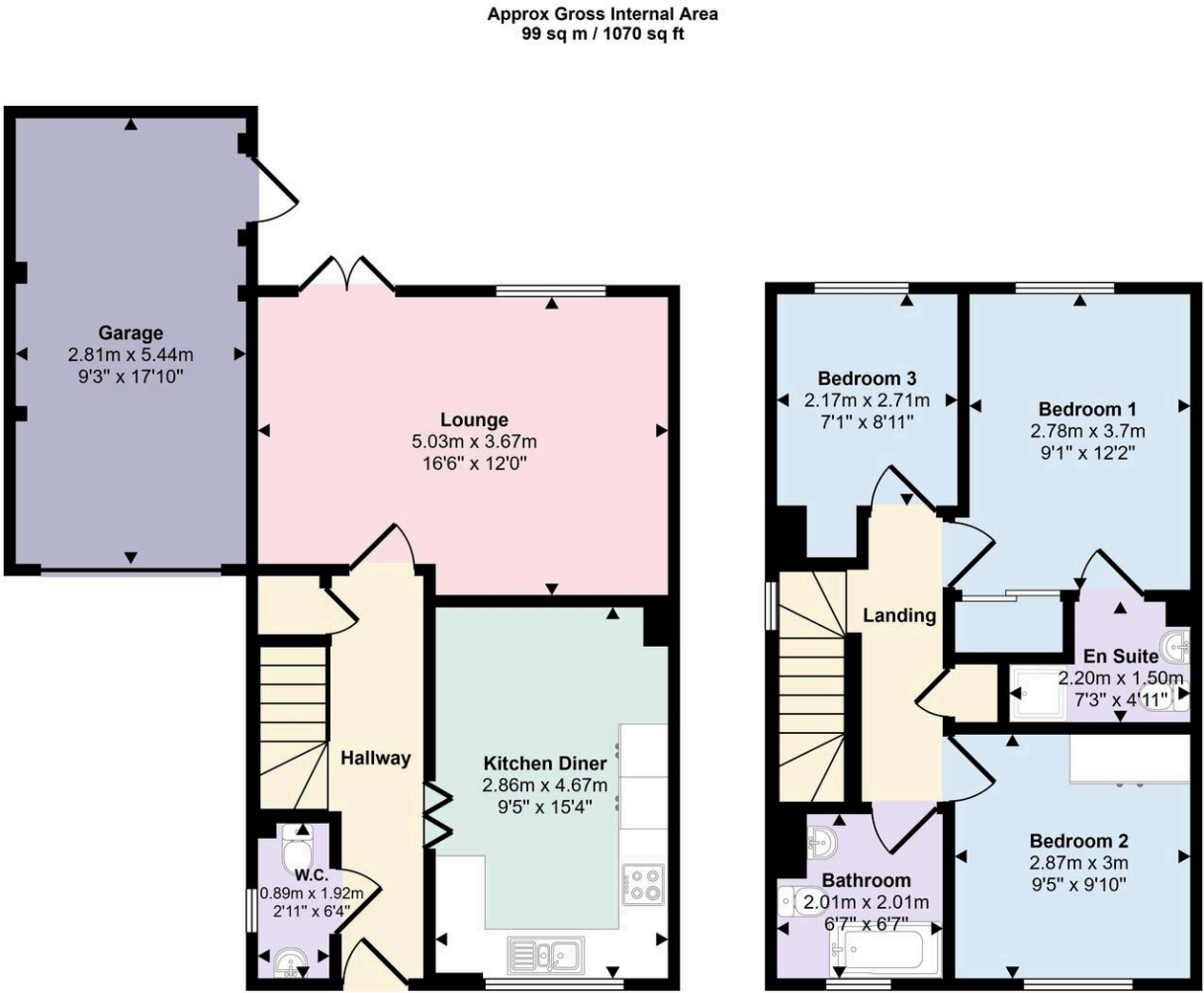
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.