



RICHMONDS



# Hobb Lane, Hedge End, Southampton, SO30 0GQ

OIEO £600,000

**Situated on a generous plot, this attractive three-bedroom detached chalet-style home offers spacious and versatile accommodation, ample off-road parking, a garage, and a beautifully maintained rear garden.**

The ground floor features a generous lounge, separate dining room, well-appointed kitchen/breakfast room, impressive 18ft conservatory, modern shower room, and a spacious double bedroom. Upstairs, there are two large double bedrooms and a family bathroom. Ideally located in a popular area of Hedge End, the property is conveniently close to local shops, schools, everyday amenities, the village centre, and excellent transport links via the M27.

## Inside

The front door opens into a welcoming entrance hall with a built-in storage cupboard and staircase to the first floor. From here, there is access to the spacious lounge, dining room, kitchen/breakfast room, and ground floor shower room. A door leads through to the impressive 18ft conservatory, which provides an excellent additional living space and benefits from French doors opening onto the rear garden.

There is a separate dining room and ground floor double bedroom, which overlooks the rear garden and benefits from fitted wardrobes and a built-in cupboard.

Completing the ground floor is a contemporary shower room. Upstairs, the landing provides access to useful eaves storage, both bedrooms, and the family bathroom. The principal bedroom is a generous double and bedroom two is an impressive 19ft in length.

## Outside

To the front, a long driveway provides ample off-road parking for several vehicles and extends alongside the property to the detached garage. A well-kept lawn with mature hedgerow borders enhances the property's kerb appeal. There is a beautifully maintained rear garden, featuring a paved patio ideal for outdoor dining and entertaining, with the remainder mainly laid to lawn and complemented by mature planted borders. The garden also benefits from pedestrian access to the garage and a useful garden shed.

## Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: UPVC double glazing

Energy Rating: D

Sellers Position: Have found a property to purchase

## Local Information:

Council Tax: E

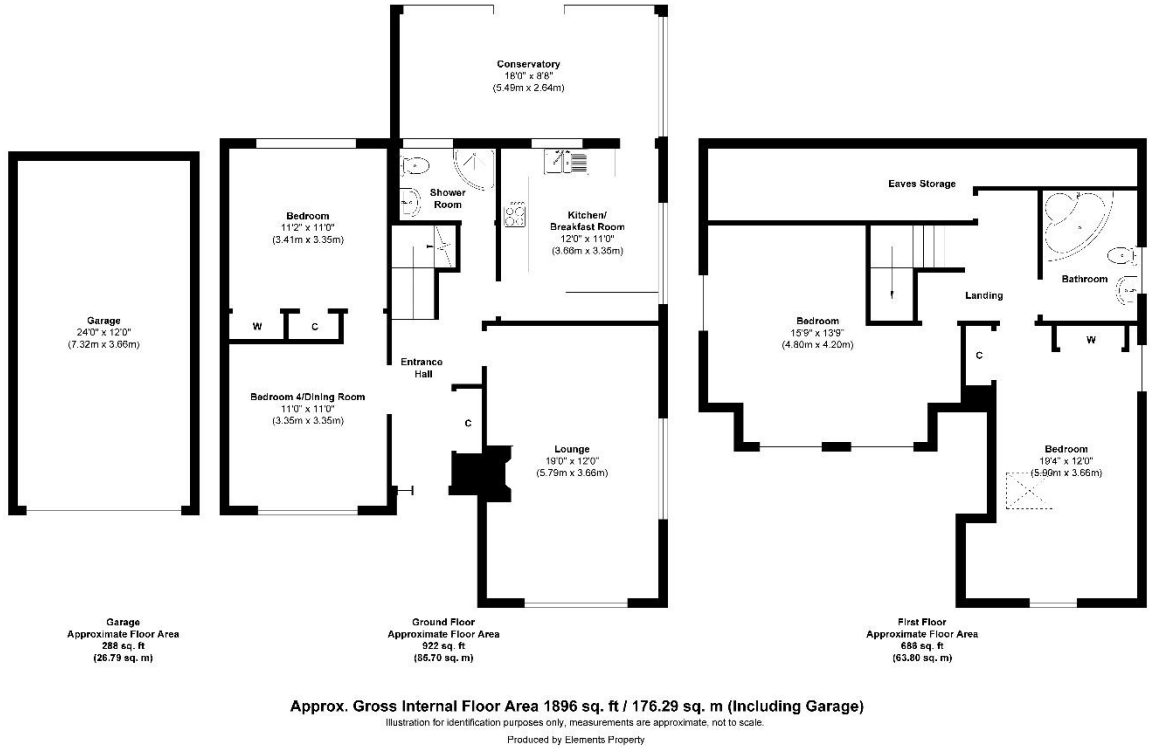
Local Authority: Eastleigh Borough Council





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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