



45 Collett Close, Hedge End, SO30 2RR

Offers in excess of £600,000

WHITE & GUARD

45 Collett Close

Hedge End, Southampton

INTRODUCTION

Set in a popular location in Grange Park, this impressive five bedroom detached family home benefits from ample off road parking for several cars, an integral garage, and a beautiful, landscaped rear garden. The accommodation on the ground floor comprises a spacious, 28ft lounge/diner, modern kitchen/breakfast room, utility, separate dining room, study and cloakroom. On the first floor there are five well-proportioned bedrooms, two with en-suite facilities, and a family bathroom.

LOCATION

The property is conveniently located close to Dowd's Farm Park and Hedge End's train station, as well as close to local shops, reputable schools, Hedge End's retail park and the M27 motorway links.

Upon entering Collett Close from Britannia Gardens, the property can be found a short way along on the right hand side.

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





INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor, an understairs storage cupboard and doors through to the lounge/diner, kitchen/breakfast room and cloakroom, which has a window to the front aspect. The generous lounge/diner is a dual aspect room with a bay window to the front and French doors opening out to the rear garden. A door also leads through to the modern kitchen, which has been fitted with a range of wall and base units with a built-in double oven, gas hob with extractor over, and space for a fridge/freezer and dishwasher. There is a window to the rear and an adjoining utility which has fitted units, further appliance space, as well as a window and door to the rear. The study has a window to the side and French doors opening out to the garden, whilst the 17ft dining room has a window to the front.

On the first floor, the spacious master bedroom has a range of fitted wardrobes and storage, a window overlooking the rear garden, as well as an en-suite comprising a panel enclosed bath, wash hand basin, bidet, WC and a window to the rear. The second bedroom also has a range of fitted wardrobes and cupboards and a window to the rear. A door to the side leads through to the en-suite which has a shower cubicle, wash hand basin, WC and a window to the rear. There are three further, well-proportioned bedrooms which all have windows to the front aspect and built-in wardrobes. The family bathroom has been fitted with a white suite comprising a panel enclosed bath, wash hand basin, WC and a window to the front.

OUTSIDE

To the front of the property there is a large driveway providing off road parking for several cars and leads to the integral garage. Gated side access leads round to the attractive rear garden, which has been landscaped to provide two paved patio areas, leaving the rest of the garden mainly laid to lawn with attractive planted borders, a rockery to one corner and a large storage shed.



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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