







46 Firgrove Road | £695,000

North Baddesley, Hampshire, SO52 9JS

Henshaw Fox









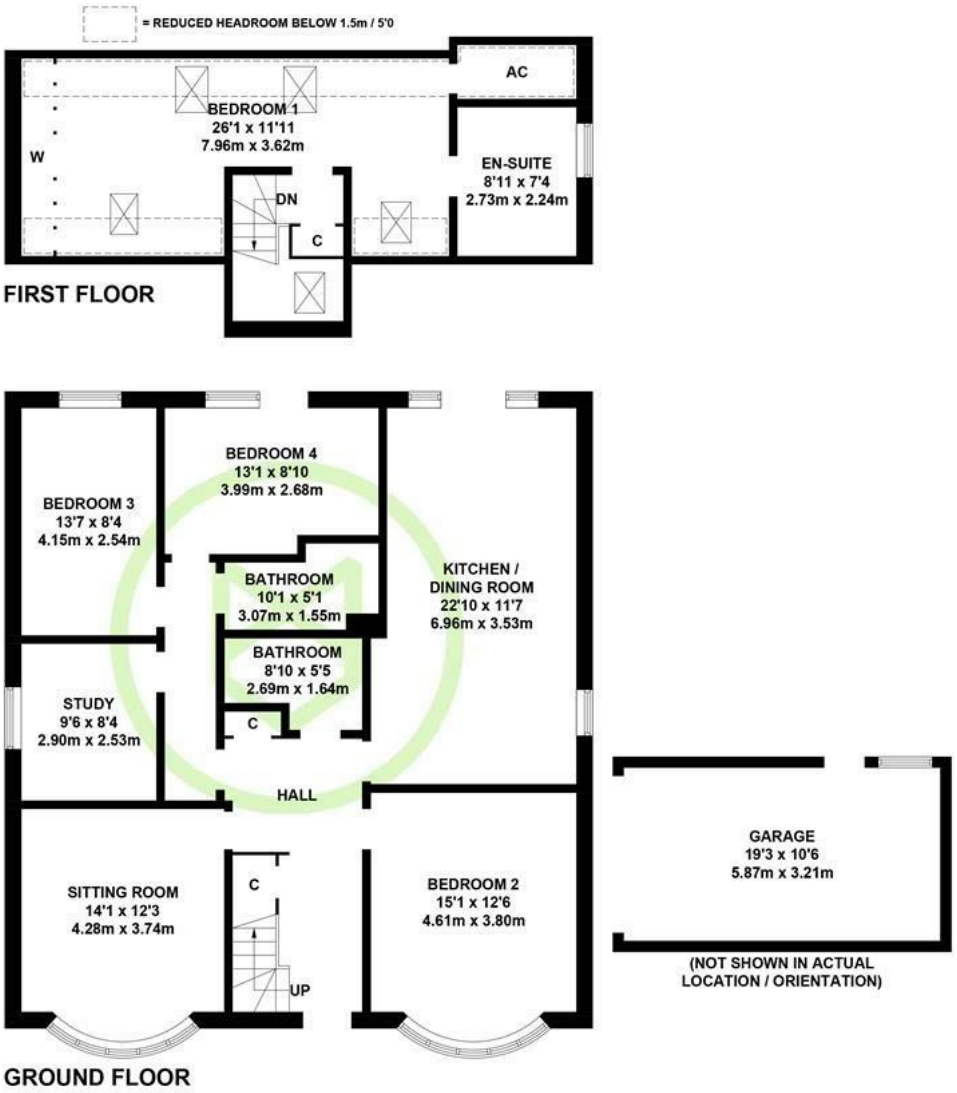




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North Baddesley, Hampshire, SO52 9JS

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1252 SQ FT / 116.3 SQ M
FIRST FLOOR = 435 SQ FT / 40.4 SQ M
GARAGE = 201 SQ FT / 18.7 SQ M
TOTAL = 1888 SQ FT / 175.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1348943)

Summary

A beautifully proportioned and extended detached chalet-style bungalow, occupying a desirable position along a sought-after road within the leafy and peaceful village of North Baddesley. The property offers particularly versatile and spacious accommodation, with four ground-floor bedrooms which could alternatively be utilised for a variety of purposes to suit individual needs. Further highlights include a comfortable sitting room with bay window, an impressive open-plan kitchen/dining area, two ground-floor shower rooms and a generous first-floor principal suite complete with a spacious en-suite. Externally, the property continues to impress, enjoying a well-enclosed and pleasant rear garden, garage and extensive driveway parking to the front for an abundance of vehicles.

Features

- Extended detached chalet style bungalow
- Versatile accommodation
- Open plan kitchen/dining area
- Generous principal suite with en-suite
- Two shower rooms
- Abundance of driveway parking and garage
- Located within the sought after Village of North Baddesley

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
Upon entering the property, a spacious and welcoming entrance hall provides access to the principal ground-floor accommodation, including the sitting room, impressive open-plan kitchen/dining area, three further bedrooms, a versatile study, family shower room and an additional shower room, with stairs rising to the first-floor landing. The sitting room is a particularly pleasant reception space, enjoying an attractive large bay window overlooking the front aspect, allowing for plenty of natural light. Bedroom two is another generously proportioned double bedroom, also benefiting from a large bay window to the front. The family shower room is fitted with a large shower cubicle, WC and wash hand basin, whilst a separate shower room provides further convenience, comprising a large shower, wash basin and WC. There are two further double bedrooms, with bedroom three offering excellent flexibility for family living or visiting guests. Bedroom four, currently utilised as an office, also enjoys the added benefit of direct access out to the rear garden. A further study provides an ideal dedicated home-working space, although could equally lend itself to a variety of alternative uses depending on individual requirements. Undoubtedly the heart of the home is the impressive open-plan kitchen/dining area, offering a wonderful space for both everyday living and entertaining. The kitchen is well appointed with a comprehensive range of wall and base storage units, ample worktop space and an American-style fridge/freezer, combination oven, hob with extractor over and dishwasher. There is also generous room for a dining table and chairs, creating a sociable and practical setting, whilst double doors open directly onto the rear garden.

First Floor
The first-floor landing provides access to a useful storage cupboard and leads through to the impressive principal suite. A generously proportioned double bedroom, the room enjoys an abundance of natural light courtesy of a selection of skylight windows, creating a bright and airy feel. Further benefits include a useful airing cupboard and a spacious en-suite bathroom, thoughtfully appointed with a large walk-in shower cubicle, separate bath, WC and wash hand basin.

Outside
The rear garden is well enclosed, offering a pleasant and private outdoor space, ideal for both relaxation and entertaining. Immediately adjoining the property is a paved patio area, providing an excellent setting for outdoor seating and dining, leading onto a generous, well-maintained lawn. Further along, a raised decking area offers an additional seating space, making the most of the garden. There is also a useful side gate providing access to the front of the property, together with a convenient external door leading directly into the garage.

Parking
Abundance of driveway parking leading to garage. The garage has, power, lighting and plumbing facility.

Location
North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Sellers Position
Buying on

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Heating
Gas

Infant and Junior School
North Baddesley Infant and Junior School

Secondary School
The Mountbatten School

Council Tax
Test Valley - Band E

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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