



**Connells**

Harris Way  
North Baddesley SOUTHAMPTON



## Property Description

This well-presented and spacious three/four-bedroom town house enjoys a pleasant outlook over a green open space and offers versatile accommodation ideal for modern family living.

The property is arranged over multiple levels and is presented in immaculate condition throughout, with well-proportioned rooms, double glazing, and a thoughtfully designed layout that provides flexibility for a variety of lifestyles.

The accommodation comprises three double bedrooms, including a generous principal bedroom benefiting from an en suite shower room, together with a modern family bathroom. The ground and lower floors provide excellent living space, including a comfortable sitting room and a versatile family room, which could alternatively be used as a dining room or fourth bedroom, making the home ideal for families, guests or home working.

The kitchen/breakfast room is well arranged for everyday living, complemented by a separate utility room and a downstairs cloakroom, adding practicality to the layout.

Externally, the property benefits from a private landscaped rear garden, providing an attractive and low-maintenance outdoor space, ideal for relaxing or entertaining. The home also enjoys the significant advantage of two allocated off-road parking spaces.

## Ground Floor

## Kitchen

15' 6" x 10' 4" ( 4.72m x 3.15m )

Well-appointed kitchen with ample storage and worktop space, designed to accommodate everyday dining.

## Utility Room

8' 8" x 5' 10" ( 2.64m x 1.78m )

Separate utility area providing additional storage and space for appliances, enhancing practicality.

## Extra Bedroom/Dining Room

13' x 8' 8" ( 3.96m x 2.64m )

A versatile reception space offering flexible use as a second sitting room, dining area or fourth bedroom, ideal for families or home working.

## First Floor

## Lounge

15' 5" x 11' 10" ( 4.70m x 3.61m )

## Bathroom

8' 9" x 6' 11" ( 2.67m x 2.11m )

Modern family bathroom serving the remaining bedrooms.

## Bedroom Three

15' 6" x 10' 6" ( 4.72m x 3.20m )

Third double bedroom, suitable for family members or guests.

## Second Floor

## Bedroom One

15' 6" x 13' 5" ( 4.72m x 4.09m )

Spacious double bedroom benefiting from an en suite shower room.

## Bedroom Two

15' 7" x 10' 6" ( 4.75m x 3.20m )

Second double bedroom, well proportioned and presented in immaculate condition.

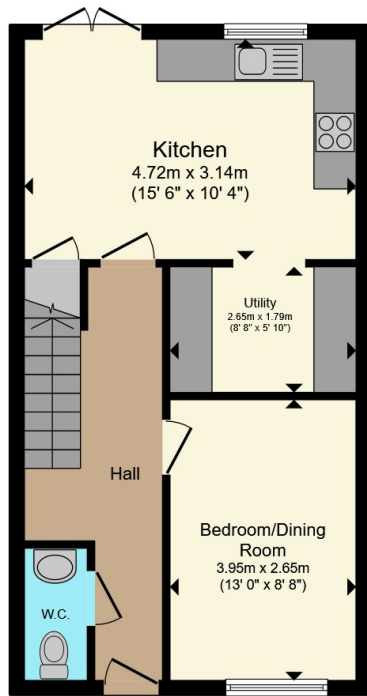
## En-Suite

Modern shower room

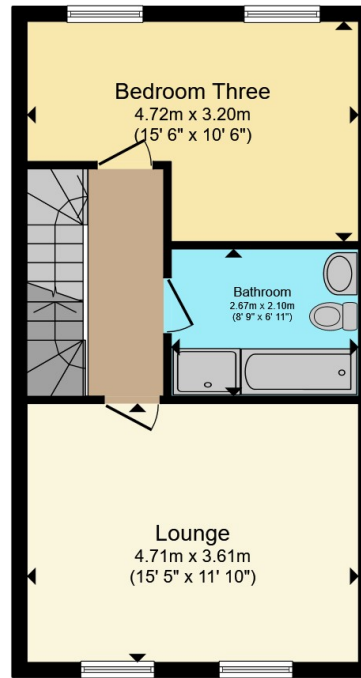




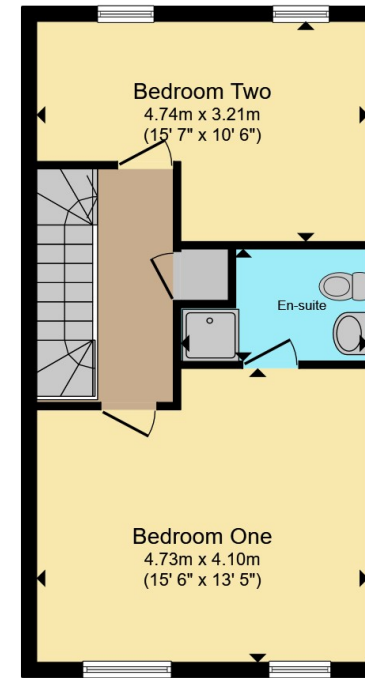




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 129.3 m<sup>2</sup> (1,391 sq.ft.) approx

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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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