Addison
ESTATE AGENTS

5 Hotspur Road, Warsash, Southampton, SO31 9LU

£595,000 Freehold

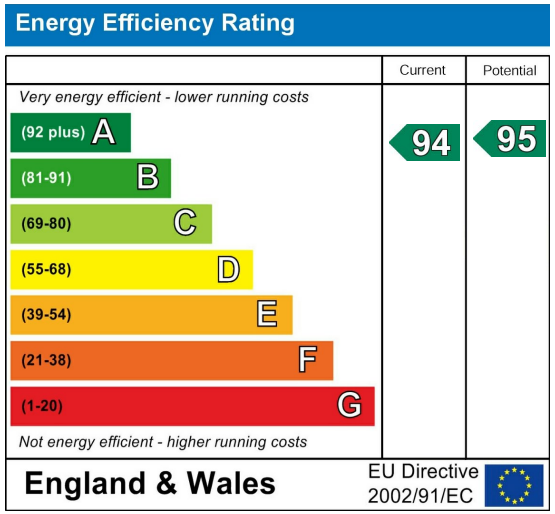
A rare opportunity to purchase one of just three Kingfisher-design homes built by Bargate Homes in the popular Herons Quarter development. This impressive four-bedroom detached property fronts Greenaway Lane, enjoying an edge-of-development position, and offers approximately 1,646 sq ft of accommodation including the garage.

The ground floor features a welcoming entrance hall, a separate sitting room and a generous kitchen/dining room, beautifully upgraded with quartz work surfaces, a central island and a useful pantry. There is also a ground-floor WC and an integral garage.

Upstairs, the principal bedroom benefits from a walk-in wardrobe and en-suite shower room. Bedroom two also has its own en-suite, while two further bedrooms are served by the family bathroom, offering flexible space for family life, guests or working from home.

Outside, the newly landscaped south-facing rear garden is designed for easy enjoyment, with a large porcelain patio and artificial lawn, ideal for outdoor dining and relaxing.

A distinctive detached home combining a sought-after development location, an upgraded kitchen and generous family accommodation.

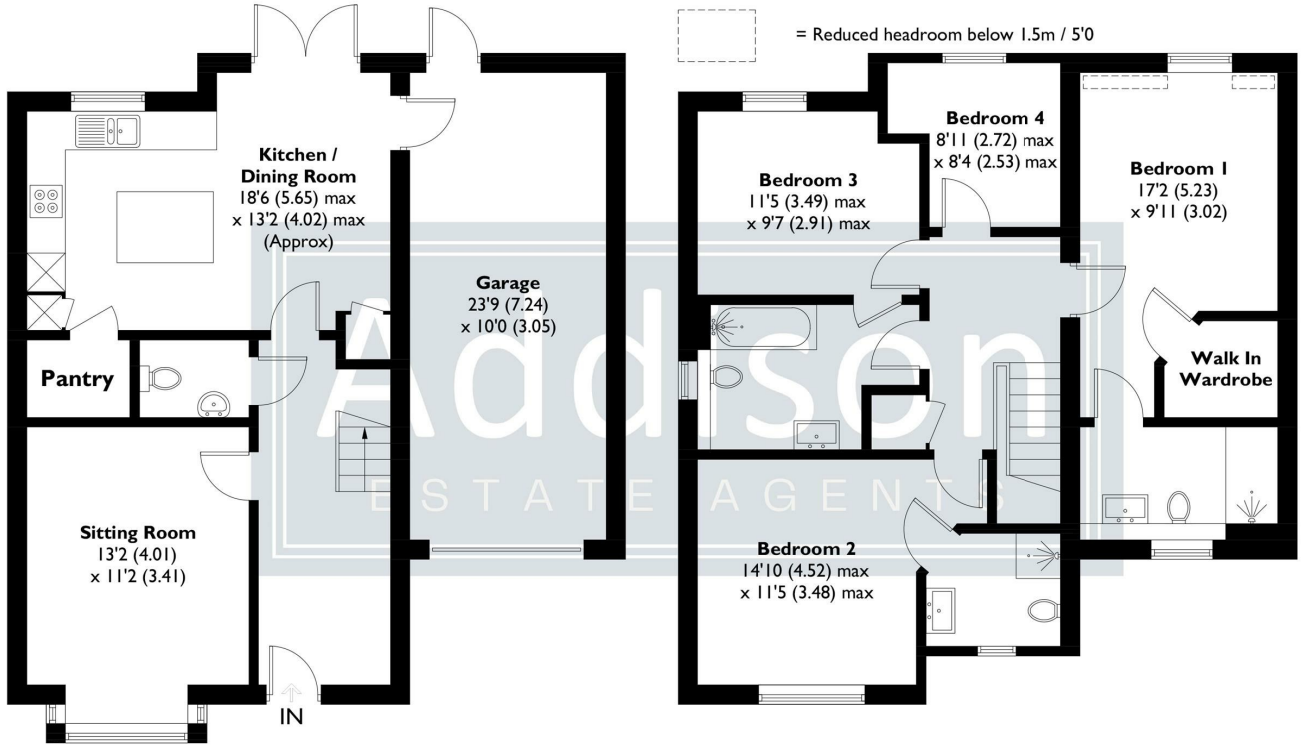


Further Information

Council Tax Band:
F

Estate or Lease Charges if Applicable:

APPROXIMATE GROSS INTERNAL AREA = 1646 SQ FT / 153.0 SQ M (INCLUDING GARAGE)



GROUND FLOOR
837 SQ FT / 77.8 SQ M
(INCLUDING GARAGE)

FIRST FLOOR
809 SQ FT / 75.2 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1339357)

Produced for Addison Estate Agents

- One of only three Kingfisher-design homes built by Bargate Homes in Herons Quarter
- Four-bedroom detached home fronting Greenaway Lane, on the edge of the development
- Approximately 1,646 sq ft of accommodation, including the garage
- Beautifully upgraded kitchen/dining room with quartz work surfaces
- Central kitchen island and useful pantry
- Separate ground-floor sitting room and WC
- Principal bedroom with walk-in wardrobe and en-suite
- Bedroom two also benefits from an en-suite
- Landscaped south-facing rear garden with a large porcelain patio and artificial lawn
- Integral garage measuring approximately 23ft 9in by 10ft

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.

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