



## Westfield Common

Hamble, Southampton, SO31 4LB

Offers In Excess Of £475,000



- Water Views
- Chalet Bungalow
- En Suite To Master
- 26ft Open Plan Kitchen Diner
- Easy Access To Shops & Amenities

- Semi Detached
- Two / Three Bedrooms
- Off Road Parking
- Good Size Garden
- Conservatory

# Westfield Common

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A wonderful opportunity to acquire this rarely available spacious and immaculately presented two/three bedroom bungalow with water views. Situated in a quiet cul de sac position a stones throw away from Southampton water and a short walk to Victoria country park. The property comprises two double bedrooms on the ground floor with downstairs shower room, 26ft modern kitchen breakfast room with snug seating area, conservatory and utility room. Upstairs offers a good size bedroom with en suite shower room and water views. Further features include off road parking to front for a couple of vehicles and a private enclosed well maintained rear garden.

### Front Approach

Brick wall and hedge to front, block paved and tarmac drive for off road parking, remainder is laid to lawn.

### Porch

Door to:

### Entrance Hall

Laminate flooring, double doors to Boiler cupboard, housing wall mounted combination boiler and additional storage. double radiator, dado rail, recessed ceiling spotlights.

### Bedroom 2 / Reception Room

13'10" max x 12'8" (4.22m max x 3.86m)

UPVC double glazed window to front and side aspect, double radiator, laminate flooring, recessed ceiling spotlights.

### Bedroom 3

13' x 10'5" (3.96m x 3.18m)

Double glazed Window to front, built-in double wardrobe(s) with full-length sliding doors, double radiator, fitted carpet, coving to textured ceiling with recessed ceiling spotlights.

### Downstairs Shower Room

Fitted with a three piece white suite comprising tiled shower enclosure with shower over and glass screen, inset wash hand basin with cupboards under, low-level WC and heated towel rail, wall mounted tiled surround, uPVC opaque double glazed window to side aspect, tiled flooring with under floor heating, recessed ceiling spotlights.

### Kitchen/Dining Room

26'9" x 9'11" (8.15m x 3.02m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, matching breakfast bar, ceramic 1+1/2 bowl sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in oven, induction hob with extractor hood over, uPVC double glazed windows to rear and side aspect, two double radiators, laminate flooring, recessed ceiling spotlights, stairs to 1st floor, uPVC double glazed double doors to conservatory, door to:

### Utility Room

11'6" x 6'11" (3.51m x 2.11m)

Double glazed construction with double glazed roof, Plumbing for washing machine, vinyl flooring, uPVC double glazed sliding patio doors to garden, uPVC double glazed door to side.

### Conservatory

Brick and double glazed construction with double glazed roof, power and light connected, laminate flooring, uPVC double glazed double doors to garden.

### First Floor Landing

Fitted carpet, Door to:

### Master Bedroom

15'10" x 13'1" max (4.83m x 3.99m max)

UPVC double glazed window to front aspect with water views, uPVC double glazed window to rear aspect, double radiator, fitted carpet, recessed ceiling spotlights, door to Storage cupboard. and eave storage space.

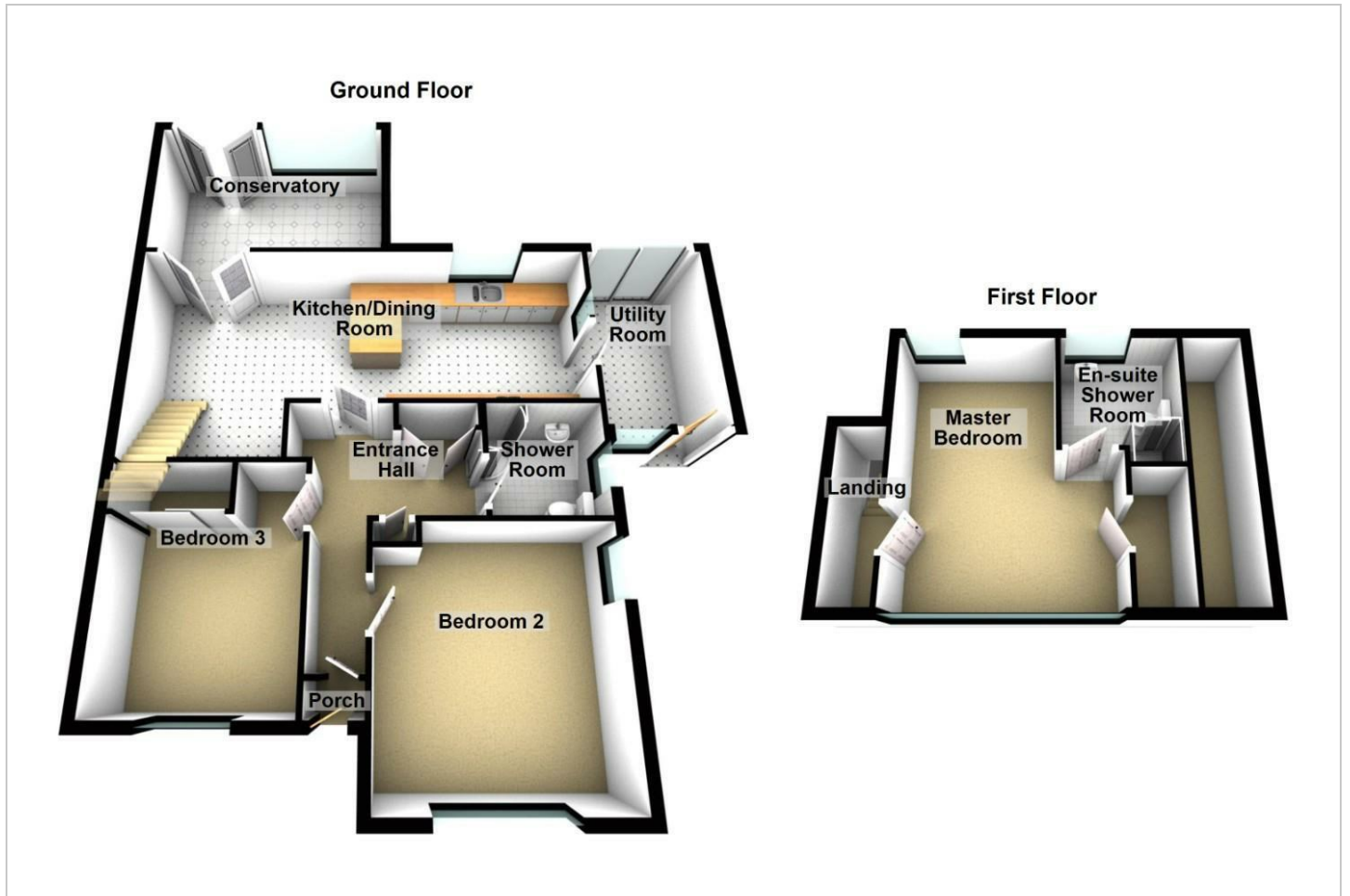
### En-suite Shower Room

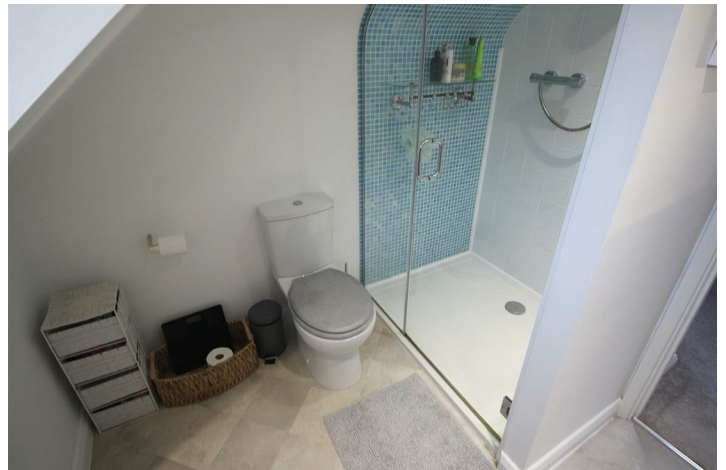
Fitted with three piece suite comprising recessed tiled double shower enclosure with shower over and glass screen, inset wash hand basin with cupboards under and mosaic splashbacks, low-level WC, wall mounted heated towel rail, opaque double glazed window to rear, vinyl flooring, recessed ceiling spotlights.

### Rear Garden

Enclosed by brick wall and wooden panelled fence to rear and sides, paved patio seating area, covered timber decking seating area, two garden sheds (the larger with power and light), mainly laid to lawn, flower and shrub borders, garden tap, outside power and lighting.

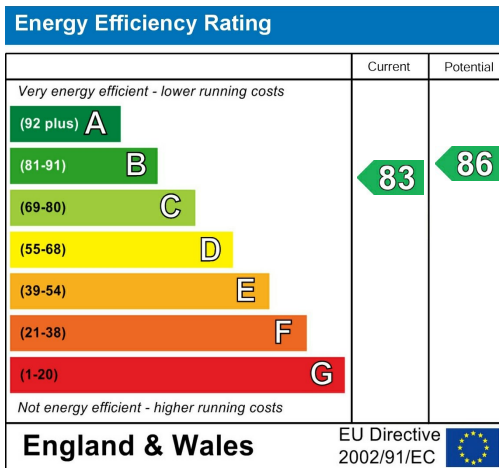
# Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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