

Lexby Road, Eling, SO40

Southampton

£425,000

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 3

- Extended Three Double Bedroom Family Home
- Highly Sought After Eling Wharf Location
- Spacious Accommodation Over Three Floors
- Modern Kitchen Breakfast Room With Integrated Appliances
- Open Plan Lounge And Dining Room
- Separate Study, Utility And Ground Floor Shower Room
- Landscaped Rear Garden With Timber Cabin And Hot Tub Area
- Garage And Off Road Parking
- Views Towards Eling Wharf
- Beautifully Presented Throughout

Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented and thoughtfully extended three double bedroom semi-detached family home, enviably positioned within the highly sought-after Eling Wharf area of Totton. Offering spacious accommodation arranged over three floors, this impressive property enjoys attractive views towards Eling Wharf whilst combining character, practicality and contemporary styling to create a superb family home.

The property has been well maintained and enhanced by the current owner, offering versatile living accommodation including a generous open plan lounge and dining room, a modern kitchen/breakfast room, separate utility room, home office, ground floor shower room and a converted loft providing another bedroom. Externally, the landscaped rear garden offers excellent entertaining space complete with a timber cabin, hot tub area and garage, whilst off-road parking further enhances this outstanding home.













This beautifully presented and significantly improved three double bedroom home offers spacious and versatile accommodation arranged over three floors, complemented by a superb landscaped rear garden, substantial garden cabin, garage and off-road parking.

A covered entrance opens into a welcoming hallway with engineered wood flooring, useful storage and oak internal doors continuing throughout much of the property. To the front is a versatile study, ideal as a home office, playroom or hobby space.

The heart of the home is the impressive lounge and dining room, extending across much of the ground floor and providing excellent space for both relaxing and entertaining. A front bay window creates plenty of natural light, whilst a feature chimney breast with contemporary wall-mounted electric fire forms an attractive focal point.

Flowing naturally from the reception space is the stylish kitchen/breakfast room, fitted with an excellent range of contemporary units, quality work surfaces and integrated appliances including a five-ring gas hob, extractor, vertically stacked oven and grill, fridge/freezer and dishwasher. An inset sink incorporates a Quooker instant boiling water tap, whilst twin rear windows and glazed double doors overlook and open directly onto the garden.

A separate utility room provides further storage, work surfaces, sink and appliance space, together with side access. The ground floor is completed by a modern shower room featuring a walk-in enclosure, vanity wash basin, WC and heated towel rail.

The first floor provides two generous double bedrooms, including a particularly spacious front bedroom with bay window, together with a stylish family bathroom fitted with a contemporary suite and useful built-in storage housing the recently replaced gas boiler.

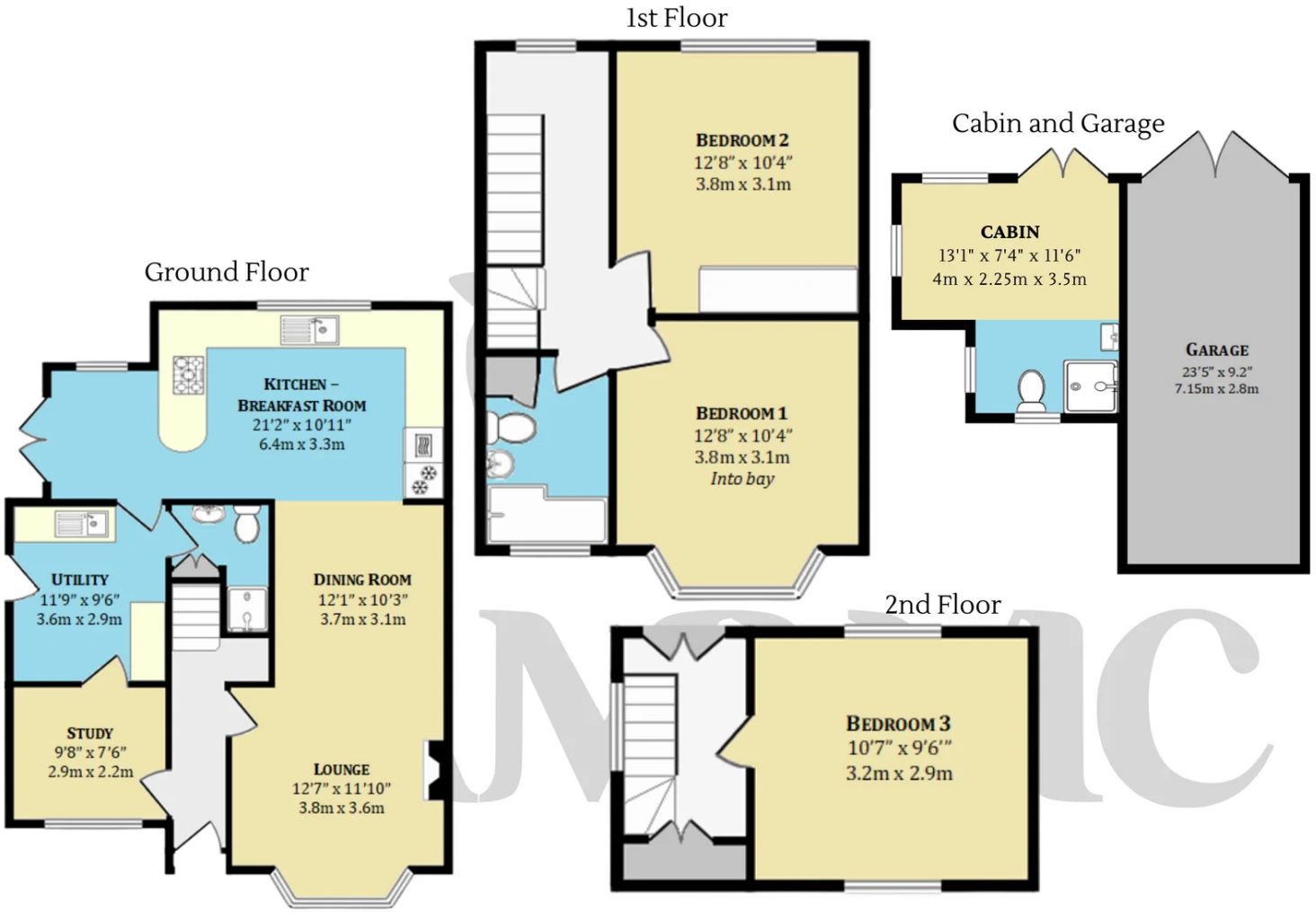
Occupying the entire second floor is a superb loft conversion creating an impressive third double bedroom. Velux windows to the front and rear, together with additional side windows overlooking Eling Wharf, provide excellent natural light and attractive elevated views. Useful eaves storage is available to both sides.

Outside, the landscaped rear garden has been designed with entertaining in mind, with a lawn, raised decked seating area, greenhouse and garden shed. Double timber gates provide access to the driveway and detached garage, which benefits from power and lighting.

A real highlight is the substantial timber garden cabin, complete with power, lighting, wash hand basin, WC and shower facilities. This highly versatile space could make an exceptional garden bar, entertaining room, home gym, studio or hobby room. A dedicated hot tub area alongside creates an excellent year-round social and relaxation space.

The property also benefits from valuable off-road parking to the front.

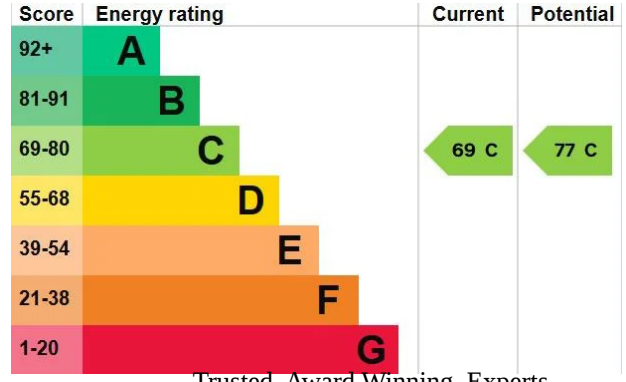
Brick Under Tiled Roof
Mains Water / Mains Electric
Gas Central Heating
Double Glazed Windows
Council Tax Band C



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.







Trusted. Award Winning. Experts.

Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

https://www.hamwicestateagents.co.uk/