



23 Hibberd Rise
Hedge End
Southampton
SO30 2LD



23 Hibberd Rise
Hedge End
Southampton
SO30 2LD

INTRODUCTION

This beautifully presented three double bedroom townhouse enjoys views across Dowd's Farm Park to the front and briefly comprises an entrance hall, beautiful 29ft kitchen/diner, utility room and cloakroom.

On the first floor there is a 15ft lounge with bay window to the front, a double bedroom and modern bathroom. On the second floor there is a further double bedroom and the master suite with a balcony and en-suite shower room. Outside, to the rear there is an attractive garden and rear pedestrian access leading to the garage.

The property is located in the popular area of Hedge End and benefits from being close to local shops, schools and amenities including the out-of-town retail park and mainline railway station.



INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor, an understairs storage cupboard and a door leading through to the stunning 29ft kitchen/diner. Previously two separate rooms, this light and airy space offers a dining area with a bay window to the front. The kitchen has French doors opening to the garden and has been fitted with a range of high gloss wall and base units with cupboards and drawers under. There is a built-in double oven, electric hob with extractor over, integrated dishwasher and space for a fridge/freezer. There is a useful breakfast bar with further storage and a door to one side leading through to the utility room which has space and plumbing for a washing machine. A door then leads through to the cloakroom which has a wash hand basin and WC.

On the first floor there is a good size lounge which has a window and bay window to the front aspect enjoying views across Dowd's Farm Park. To the rear there is a double bedroom with two windows overlooking the rear garden. The modern bathroom comprises a panel enclosed bath with shower over, wash hand basin and WC.

On the second floor, the master suite has a window and French doors opening onto the balcony to the front. There are fitted wardrobes along one wall and a door leading through to an en-suite comprising a shower cubicle, wash hand basin and WC. To the rear there is a further double bedroom which has two windows to the rear.

OUTSIDE

The attractive rear garden has a decked seating area adjacent to the property, an area of artificial lawn and pathway leading to the end of the garden where there is a shed and gated rear access leading to the garage.

DIRECTIONS

From our office in Hedge End proceed straight ahead at the traffic lights into Wildern Lane. At the roundabout take the second exit into Botley Road and turn right at the next roundabout into Tollbar Way. Continue along this road for some distance and turn right into Wellstead Way and after a short distance turn left into Hibberd Rise where the property can be found towards the end on the right hand side overlooking Dowd's Farm Park.



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Band D

EPC ORDERED

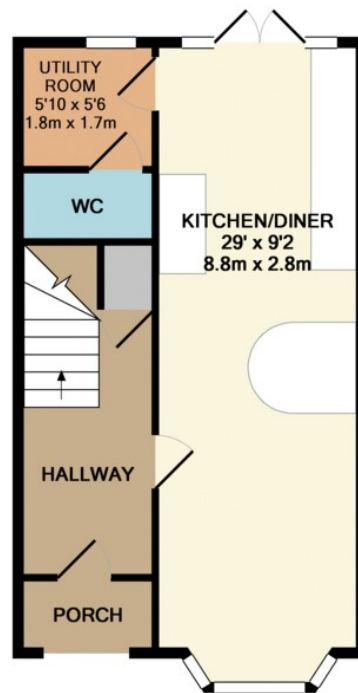
T: 01489 779030

13 St Johns Centre, Hedge End, Southampton,
Hampshire, SO30 4QU

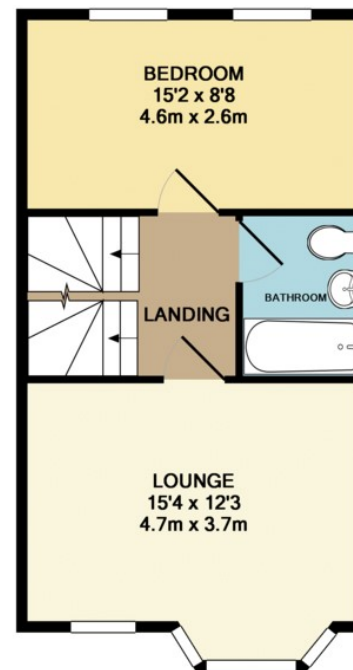
E: hedgeend@whiteandguard.com

W: whiteandguard.com

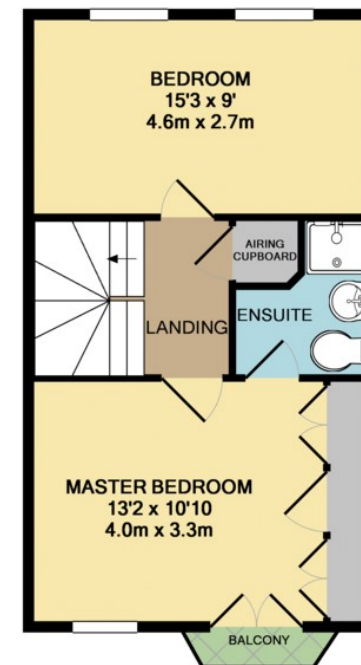
PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.



GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1220 SQ.FT. (113.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



rightmove
Zoopla

