



MARCO HARRIS  
THE PROPERTY PROFESSIONALS

## Hickory Way, Hedge End, Southampton, SO30

Offers Over £450,000

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- Built In 2023 By The Renowned Bargate Homes
- Exquisite Three-Bedroom Semi-Detached Home Is One Of Only Two Of Its Design
- Stunning Open Plan Kitchen Dining Room With Sizeable Island Flooded With Natural Sunlight
- Beautiful Kardean Herringbone Flooring Fitted Throughout The Downstairs
- Very Energy Efficient Home Offering Freehold Solar Panels, Electric Car Charging Point & EPC A Rating (87)
- Around £15,000 Worth Of Upgrades Added
- Private South-Westerly Garden Offers A Peaceful Haven Backing Directly Onto A Tranquil Nature Reserve
- Upgraded Kitchen With Quartz Worktops & Splash-Back, Range Of Neff Integrated Appliances & Gold Swan Neck Tap With Inset Sink
- Smart Lock Entry For One Vehicle Plus An Integral Garage With Screeded Floor
- Three Toilet Facilities Which Includes A Downstairs Toilet, Three Piece Bathroom & Three Piece En-suite Shower Room



Built in 2023 by the renowned Bargate Homes, this exquisite three-bedroom semi-detached home is one of only two of its design, offering a rare opportunity to own a uniquely crafted, high-spec property in a desirable Hedge End location. The current owners specifically chose this plot for its beautifully landscaped garden, which overlooks the adjacent nature reserve. With no houses to the rear only open greenery the property enjoys a tranquil, private, and picturesque setting.