

Connells

Hulles Way
North Baddesley SOUTHAMPTON

Hulles Way
North Baddesley SOUTHAMPTON SO52 9NS

for sale
£445,000







Property Description

Situated at the end of a peaceful cul-de-sac, this four-bedroom detached freehold home offers spacious and well-maintained accommodation ideal for family living. The property features an inviting entrance hall with LVT flooring, a recently updated cloakroom, and a comfortable lounge with patio doors opening onto a south-facing rear garden. The kitchen provides ample storage and dining space, fitted with integrated appliances and in good condition. Upstairs, four well-proportioned bedrooms are served by a modern family bathroom refurbished two years ago. Additional benefits include a partially boarded loft, a recently installed boiler, updated fascias, soffits and gutters (2022), and a new garage door. Outside, the property enjoys a private enclosed rear garden with direct park access, alongside a front garden, driveway, and integral garage with utility space.

Entrance Hall

Accessed via a UPVC front door, the welcoming entrance hall features durable LVT flooring, a built-in storage cupboard, and carpeted stairs rising to the first floor.

Cloakroom

Recently refurbished, the cloakroom includes a WC, hand wash basin, tiled flooring, and an obscured double-glazed window to the front aspect.

Lounge

21' 9" x 11' 4" (6.63m x 3.45m)

A comfortable reception room with carpeted flooring, a double-glazed window to the rear, and patio doors providing direct access to the garden, allowing for plenty of natural light.

Kitchen Diner

15' 5" x 8' 10" (4.70m x 2.69m)

Fitted with a wide range of wall, base and drawer units, this kitchen includes roll-top work surfaces, a one-and-a-half bowl stainless steel sink, integrated Bosch oven, freezer, and gas hob with extractor. There is space for a dishwasher and fridge freezer, along with a dining area. Wood laminate flooring runs throughout, and windows to the front and side provide good natural light. A side door offers external access.

Landing

Carpeted landing with access to all bedrooms, loft hatch (partially boarded loft), airing cupboard housing a Vaillant combination boiler, and a side aspect double-glazed window.

Bedroom One

11' 4" x 10' 11" (3.45m x 3.33m)

A double bedroom with carpeted flooring and a double-glazed window overlooking the rear garden.

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

Another double bedroom with rear aspect double-glazed window and carpeted flooring.

Bedroom Three

9' 10" x 7' 7" (3.00m x 2.31m)

A well-proportioned room with a front aspect double-glazed window and carpet.

Bedroom Four

8' 1" x 7' 1" (2.46m x 2.16m)

A versatile fourth bedroom, ideal as a home office or nursery, with front aspect window and carpeted flooring.

Bathroom

Refurbished two years ago, this fully tiled bathroom includes a bath with shower over, WC, and a vanity unit with inset basin and storage. Vinyl flooring and an obscured double-glazed window to the side complete the space.

Front Garden

The north-facing front garden is mainly laid to lawn with a tarmac driveway providing off-road parking. Side access and an external water point are also available.

Rear Garden

A private, south-facing garden enclosed by timber fencing, featuring a lawn, mature shrubs and borders, and side access. A rear gate provides direct access to a park, making it ideal for families.

Garage

16' 6" x 7' 1" (5.03m x 2.16m)

Integral garage with up-and-over door, power and lighting, plumbing for a washing machine, and ample storage space.

Location

Located in the popular village of North Baddesley, the property enjoys a quiet residential setting with convenient access to local amenities, schools, and transport links. The nearby park access adds to its appeal for families, while easy connections to surrounding towns and cities make it ideal for commuters.

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







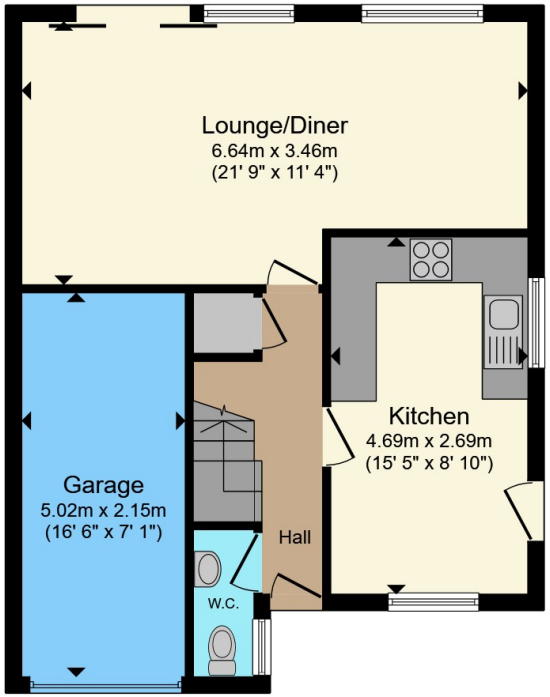




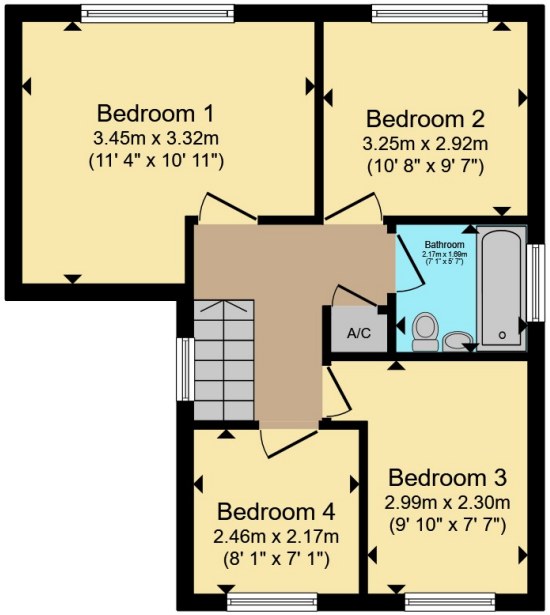








Ground Floor



First Floor

Total floor area 94.0 m² (1,012 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
ROMSEY SO51 8GD

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ROM307073

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.