



RICHMONDS

4 Gammon Close, Hedge End, Southampton, SO30 2JS

£490,000

An excellent opportunity to acquire a modern five bedroom, detached family home in a sought after location within walking distance to Dowds Farm parkland and superb local schooling. Features include a spacious kitchen/breakfast room, sitting room and a separate dining room. There is a cloakroom on the ground floor and over the next two floors there are five bedrooms, three of which have an ensuite, and a family bathroom. Outside there is an enclosed rear garden, garage and driveway. An internal viewing is strongly recommended to fully appreciate the amount of accommodation on offer.

Accommodation

Entrance hallway: Upvc double glazed front door and Upvc double glazed window to the front aspect. Stairs to the first floor with cloaks cupboard.

Cloakroom: Suite comprising of w.c and wash basin. Radiator. Extractor fan. Part tiled walls.

Sitting room: 18' 1" x 10' 1" (5.52m x 3.08m) Upvc double glazed window to the front aspect. TV point. Marble fireplace with hearth and mantel, inset electric fire and gas point. Two radiators. Open to Dining Room

Dining room: 10' 8" x 8' 4" (3.24m x 2.55m) Upvc double glazed windows and double doors overlooking and leading to the rear garden. Radiator

Kitchen: 18' 6" x 10' 8" (5.65m x 3.25m) Upvc double glazed window and door leading to and overlooking the rear garden. Fitted with a range of wall and base units with work surfaces over. Inset sink and drainer with mixer tap over. Fitted five ring stainless steel gas hob. Integrated eye level double oven. Recess for American style fridge. Integrated washing machine and dishwasher. Cupboard housing recently fitted Vaillant boiler boiler. Kitchen island providing space for seating with storage cupboards beneath. Inset ceiling lights. Tiled splash backs. Plumbing for water softener in garage

First Floor Landing

Bedroom 1: 16' 1" x 10' 3" (4.90m x 3.12m) Upvc double glazed window to the front aspect. Fitted with a range of built in wardrobes and drawers to one wall. Radiator. Door leading into

Ensuite: Upvc double glazed window to the front aspect. Suite comprising of w.c, wash basin. Tiled walls. Enclosed shower cubicle with plumbed in shower. Wall mounted heated towel rail

Bedroom 2: 10' 8" x 8' 3" (3.25m x 2.51m) Upvc double glazed window to the rear aspect. Radiator. Fitted with a range of built in wardrobes. Door leading through to

Ensuite: Upvc double glazed window to the side aspect. Suite comprising of w.c, pedestal wash basin. Enclosed shower cubicle with plumbed in shower. Tiling to principle areas. Extractor fan. Radiator

Bedroom 3: 8' 9" x 8' 3" (2.67m x 2.52m) Upvc double glazed window to the rear aspect. Single built in wardrobe cupboard. Radiator.

Bathroom: 12' 4" x 5' (3.76m x 1.52m) Upvc double glazed window to the front aspect. Four piece suite comprising of w.c, wash basin inset into vanity unit. Panelled bath with shower attachment over. Enclosed shower cubicle with plumbed in shower. Tiled walls. Radiator

Second Floor Landing Velux window to the rear aspect.

Bedroom 4: 20' x 8' 2" (6.10m x 2.50m) Upvc double glazed window to the front aspect and Velux window to the rear aspect Two radiators

Bedroom 5: 16' 6" x 8' 4" (5.03m x 2.55m) Upvc double glazed window to the front aspect with window seat. Two radiators. Fitted with a range of wardrobes and drawers and fitted furniture. Door to

Ensuite: Upvc double glazed window to the rear. Suite comprising of w.c, wash basin and shower cubicle with plumbed in shower. Radiator. Tiled walls

Outside

Front: Landscaped area

Rear: Enclosed rear garden laid to astro turf lawn with a good size paved patio area. Side access leads to the garage and driveway. Outside tap. Pedestrian door to Garage. Separate access to rear garden via gate to right of property

Garage: Tandem length. Up and over door, power and light. Eaves storage space

Other Information

Tenure: Freehold

Approximate age: 2008

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated

Sellers position: To be advised

Local Information

Council tax: Band E

Local Authority: Eastleigh Borough Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



GROUND FLOOR



2ND FLOOR



1ST FLOOR

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 (2015)



Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

