



RICHMONDS

1 Clover Way, Hedge End, Southampton, SO30 4RN

Offers In Excess of £425,000

An immaculate 4 bedroom detached family home located within walking distance of the village centre, local schooling and recreational facilities. The current owner has maintained the house to a high standard and has extended and reconfigured the ground floor to create a spacious kitchen/ breakfast room and usable conservatory area. There is also a separate lounge, WC and utility with garage access on this level. The master bedroom has the benefit of fitted furniture and a refitted shower room, 3 further bedrooms and a refitted family bathroom complete the first floor. Outside the property has a low maintenance front garden with block paved driveway leading to the single garage and at the rear the garden has a patio and lawned area with shrub borders.

Accommodation

Entrance porch:	Access to:
Cloakroom:	Wc, wash hand basin, radiator, window
Sitting room:	14'2" x 12'3" (4.32m x 3.74m) Two windows, electric fire & surround, understair storage cupboard, radiator
Kitchen/breakfast room:	14'3" x 10'5" (3.45m x 3.18m) A vast range of wall & base level units incorporating double oven & hob, plumbing for dishwasher, breakfast bar area, radiator, access to utility, double doors to the conservatory
Utility:	7'6" x 4'4" (2.29m x 1.32m) Plumbing for washing machine, integrated fridge freezer, window & door to garden, door to garage, radiator
Conservatory:	12'9" x 10'1" (3.89m x 3.07m) Double doors to the garden, power, lighting, radiator

First Floor Landing

Bedroom 1:	Loft access 16'4" x 7'6" (4.98m x 2.29m) Window, radiator, fitted wardrobe, access to the ensuite
Ensuite:	Walk in shower cubicle, low level Wc, wash hand basin with cupboard under & vanity surface, fully tiled, heated towel rail
Bedroom 2:	12'7" x 7'4" (3.84m x 2.24m) Window, radiator, wardrobe
Bedroom 3:	8'1" x 7'5" (2.46m x 2.26m) Window, radiator, wardrobe
Bedroom 4:	8'8" x 6'3" (2.64m x 1.90m) Window, radiator, airing cupboard
Bathroom:	Panel enclosed bath with shower & screen over, Wc, wash hand basin, window, radiator, part tiled

Outside

Front:	Block paved driveway, side pedestrian access to the rear garden, access to the garage
Rear:	Mainly laid to lawn with shrub borders and a patio area
Garage:	Electric roller door, power & lighting

Other Information

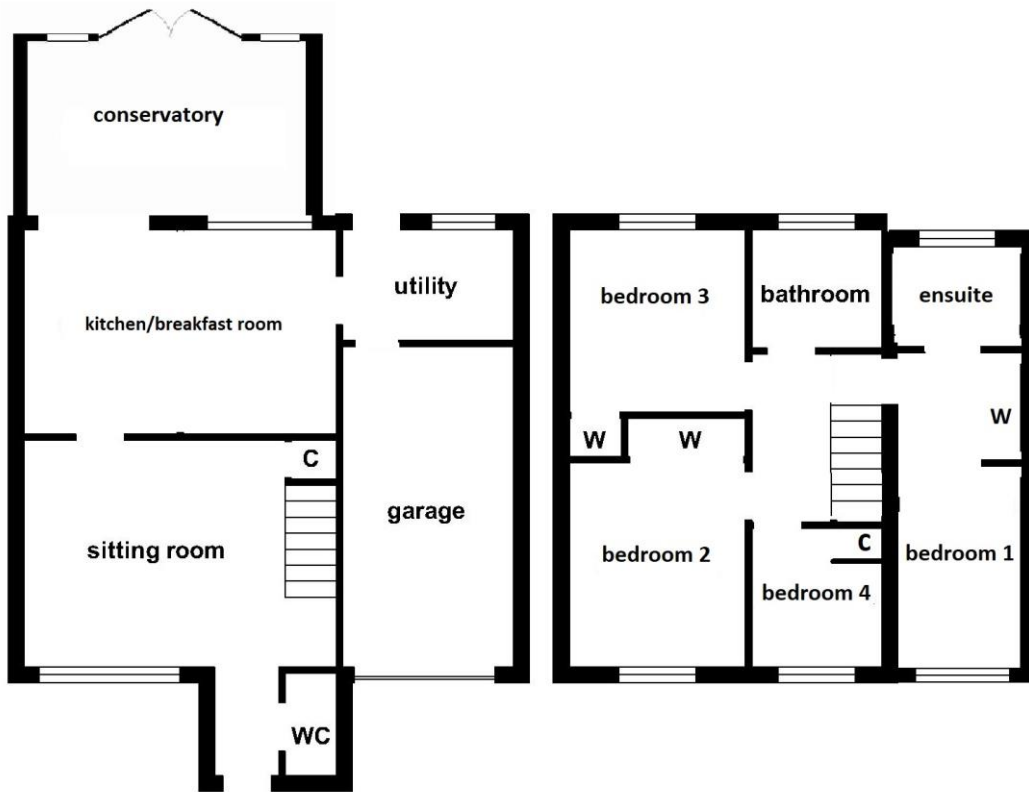
Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Sellers position:	Searching for a property

Local Information

Council tax:	Band D
Local Authority:	Eastleigh Borough Council

In accordance with the Estate Agency Act of 1979 we inform all purchasers that the owner of this property is related to a member of staff who works for Richmonds Property Services Ltd.

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



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SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY**



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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.

