Rose Close, Hedge End, Southampton, SO30 2GR

£425,000

This stylish and well-presented 4/5-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. The property features a contemporary open-plan kitchen and dining area, perfect for entertaining, along with a generous lounge and a convenient ground floor WC.

To the rear, there is a fantastic log cabin/out building, providing excellent additional space for a home office, gym, or hobby room. The garden is low-maintenance with a raised deck seating area.

Upstairs, the home benefits from a modern family bathroom, well-proportioned bedrooms, and ample built-in wardrobes and storage cupboards. Additional features include gas central heating and double glazing throughout.

Externally, there is off-road parking for multiple vehicles. Situated in a quiet cul-de-sac, the property is ideal for families and lies within highly regarded school catchment areas.

The current owners are motivated to move, having already found a property locally, making this an excellent opportunity for buyers.
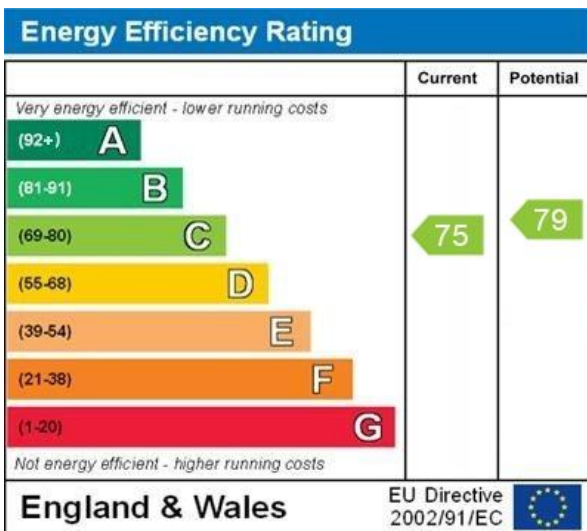
Other Information
Tenure: Freehold
Approximate Age: 1960's
Heating: Gas central heating
Windows: Double glazing
Loft: Not inspected
Energy Rating: C
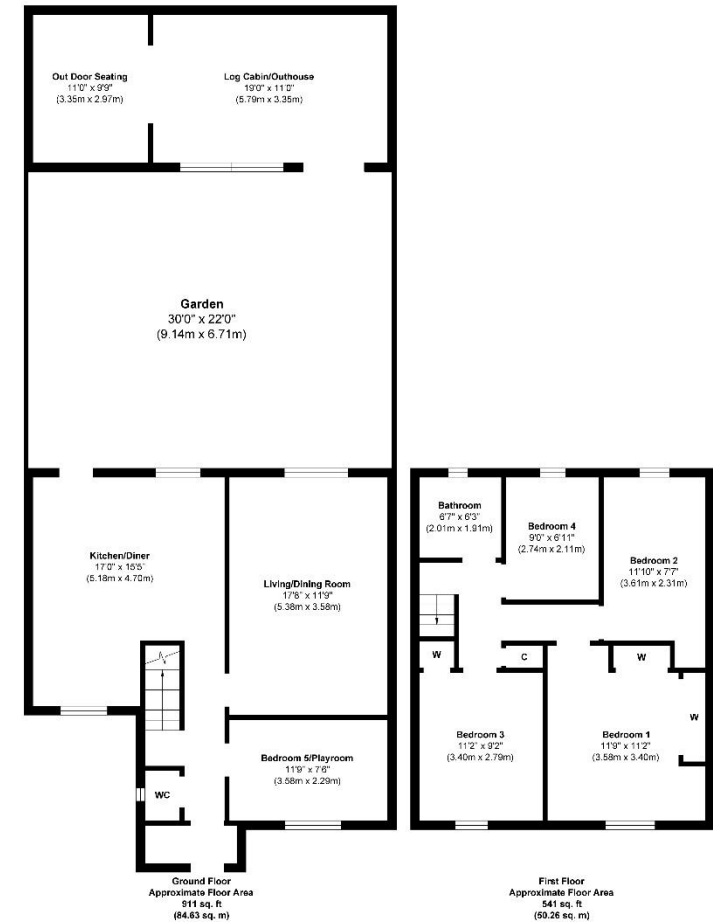Sellers Position: Found a local property to buy

Local Information:
Council Tax: C
Local Authority: Eastleigh Borough Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Out Door Seating
11'0" x 9'9"
(3.35m x 2.97m)

Log Cabin/Outhouse
19'0" x 11'0"
(5.79m x 3.35m)

Garden
30'0" x 22'0"
(9.14m x 6.71m)

Kitchen/Diner
17'0" x 15'5"
(5.18m x 4.70m)

Living/Dining Room
17'6" x 11'9"
(5.38m x 3.58m)

Bedroom 5/Playroom
11'9" x 7'6"
(3.58m x 2.29m)

WC

Bathroom
6'7" x 6'3"
(2.01m x 1.91m)

Bedroom 4
9'0" x 6'11"
(2.74m x 2.11m)

Bedroom 2
11'10" x 7'7"
(3.61m x 2.31m)

Bedroom 3
11'2" x 9'2"
(3.40m x 2.79m)

Bedroom 1
11'9" x 11'2"
(3.58m x 3.40m)

W   C   W   W

Ground Floor
Approximate Floor Area
911 sq. ft
(84.63 sq. m)

First Floor
Approximate Floor Area
541 sq. ft
(50.26 sq. m)

Approx. Gross Internal Floor Area 1452 sq. ft / 134.89 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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

R545 Ravensworth 01670 713330