



A large three bedroom extended family detached home with a ground floor extension which creates a large open plan kitchen/family living area. There are two further reception rooms, a ground floor wc, and two upstairs bathrooms. There is also a driveway providing off-road parking for numerous vehicles.

Accommodation

Entrance hallway:	Stairs to first floor, radiator
Cloakroom:	Wc, wash basin, extractor fan, half tiled walls
Lounge:	16'8" x 12'1" (5.08m x 3.66m) double glazed windows to rear, double glazed patio doors to side, gas fire with surrounding
Kitchen/family living area	16'8" (5.08m) 14'7" max x 7'5" (2.26m) 9'9" min, double glazed door and window to rear, wall based drawer units with work surface over, built in oven, gas hob with extractor over, space for washing machine, tumble dryer and fridge freezer
Sitting room:	7'6" x 16'2" (2.29m x 4.93m) coved and textured ceiling, double glazed window to front

First Floor Landing

Master bedroom:	Coved and textured ceiling with inset spotlights, door to: 16'6" x 10'5" (5.03m x 3.17m) coved and textured ceiling, two double glazed windows to front, built in mirrored fronted wardrobes, air conditioning unit, door to:
En-suite:	Wc, wash hand basin, bidet, corner shower cubicle with Mira electric shower, fully tiled walls, radiator
Bedroom 2:	10' x 11'5" (3.05m x 3.48m) double glazed window to rear, radiator
Bedroom 3:	8'2" x 11'9" (2.49m x 3.58m) double glazed window to side, radiator
Bathroom:	14'7" x 6'10" (4.44m x 2.08m) wc, wash hand basin, and Jacuzzi styled bath, mains fed rainfall shower over, radiator

Outside

Front:	Driving providing off-road parking for numerous vehicles
Rear:	Enclosed, hard landscaped rear garden with side pedestrian access to front, flower and shrub borders, BBQ area, shed, outside lights

Other Information

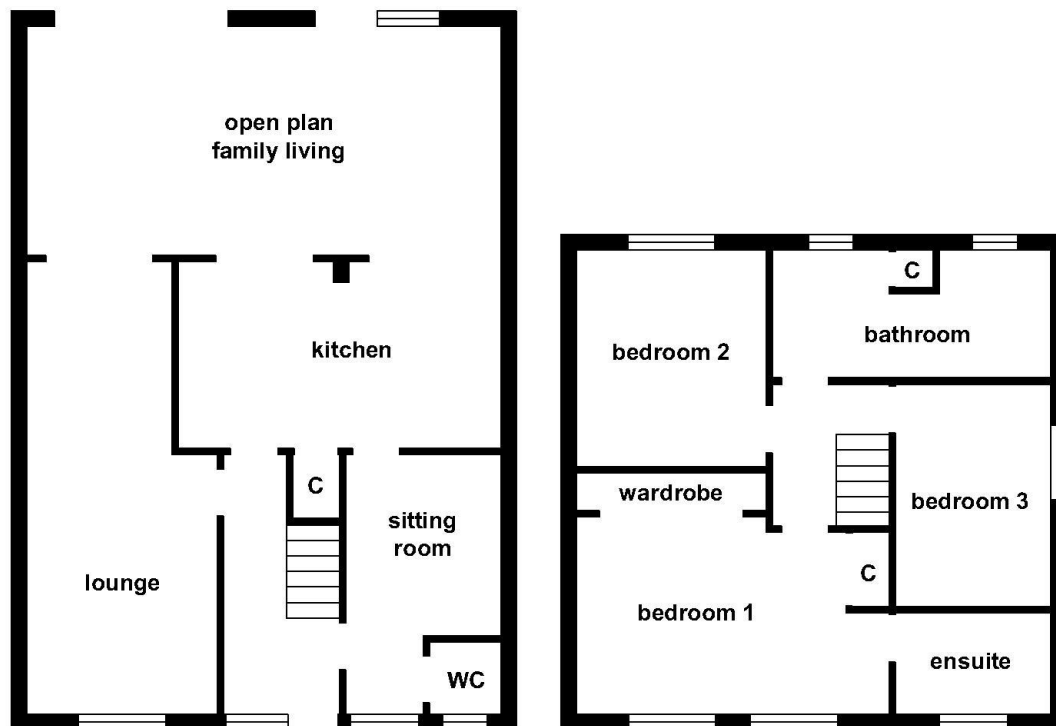
Tenure:	Freehold
Heating	Gas Central Heating
Windows	UPVC Double Glazed
Smoke Detectors:	Various rooms and levels of the house
Telephone points:	Various rooms and levels of the house
Television Points	Various rooms and levels of the house

Local Information

Council tax:	Band D
Local Authority	Eastleigh Borough Council

Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. 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 on

admin@richmondsproperty.co.uk 01489 789933 www.richmondsproperty.co.uk



SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY
APPROX FLOOR AREA 1517 sq ft 141 m2



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.

