



RICHMONDS

4 Clover Way, Hedge End, Southampton, SO30 4RP

Offers Over £475,000

An extended four-bedroom detached family home which is superbly presented and has a secluded, landscaped rear garden. There is ample off-road parking and internally the property benefits from a spacious kitchen/dining room, lounge, Wc, study, utility room, ground floor shower room plus further family bathroom and ensuite on the first floor. There is a loft room which can be accessed from Bedroom 2. The property is fortunate enough to be situated in a private driveway of just four properties and is close to the local superstores and transport links.

Accommodation

Entrance hallway:	Stairs to first floor
Cloakroom:	Wc, wash hand basin with cupboard under, heated towel rail
Lounge:	13'4" x 10'8" (4.1m x 3.2m) Window, radiator, feature fireplace
Kitchen/Dining room:	19'6" x 18'4" (6.0m x 5.6m) Storage cupboard, door to inner hall, window to rear, patio doors & single door to garden, radiators. A range of wall & base level units with space for fridge freezer, integrated dishwasher, stainless steel sink with drainer, oven with hob & extractor over.
Inner hall:	Access to:
Study:	12'0"x 6'8" (3.7m x 2.0m) Patio doors, radiator
Shower room:	Shower cubicle, Wc, wash hand basin with cupboards under, heated towel rail
Utility:	10'7" x 6'8" (3.2m x 2.0m) Door to garage. Plumbing for washing machine, space for tumble dryer, shelving & work surfaces

First Floor Landing

Bedroom 1:	15'0" x 8'1" (4.6m x 2.5m) Built in wardrobes, window, radiator
Ensuite:	Shower cubicle, Wc, wash hand basin with cupboards under Sensor light. Heated towel rail.
Bedroom 2:	16'9" x 6'8" (5.1m x 2.0m) Window, radiator
Bedroom 3:	14'1" x 6'1" (4.3m x 1.9m) Built in wardrobes, window, radiator
Bedroom 4:	9'9" x 9'8" (3.0m x 2.9m) Window, radiator
Bathroom:	Bath with shower & screen over, Wc, wash hand basin with vanity surface & cupboards, heated towel rail
Loft room:	Velux window, accessed via ladder in bedroom 2, radiator, eaves storage cupboard

Outside

Front:	Ample off road parking and sensor light by the garage and one in the path from the front to the back of house
Rear:	Landscaped rear garden with established plantation and various seating areas. There is a brick-built outbuilding which has power and light. Outdoor tap, electric sockets and outdoor lights covering the back garden
Garage:	Partially converted to create the utility room. Storage area to the front.

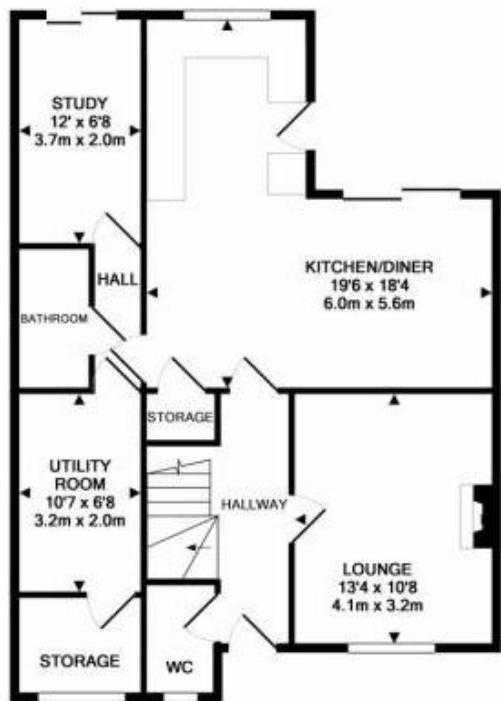
Other Information

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

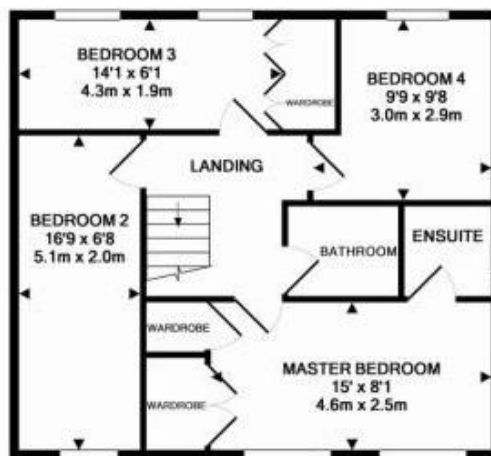
Local Information

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](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



GROUND 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.
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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.

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