

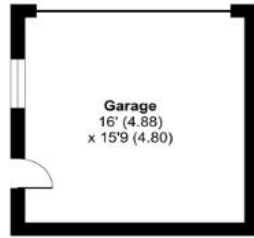


Firs Drive, Hedge End, Southampton, Hampshire, SO30 4QL

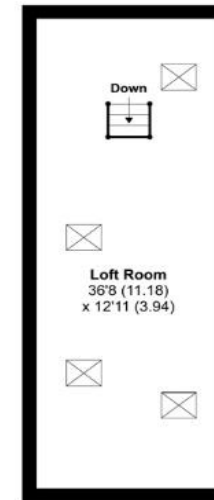
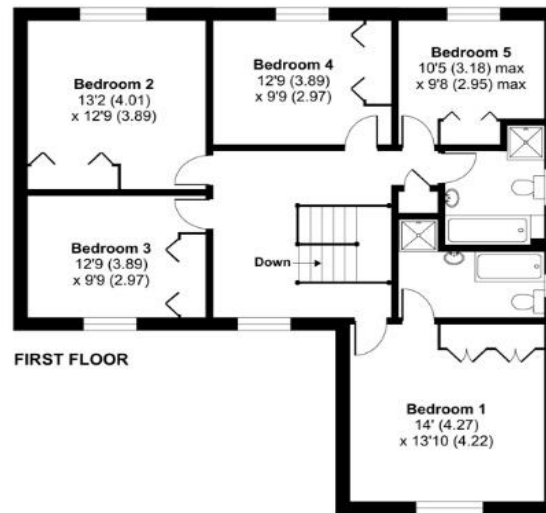
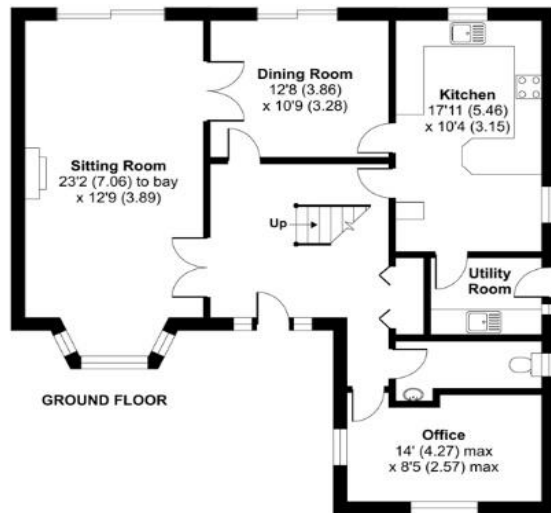


ACCOMMODATION

This impressive detached house with five bedrooms and three reception rooms is perfect for a growing family and boasts approximately 2,000sqft of accommodation. Approached via a sweeping, Pavia paved driveway the entrance welcomes you in to a spacious entrance hall in the centre of the house, with stairs to the first floor, a cupboard for coats and shoes and a downstairs WC. The light and spacious 23'2 sitting room spanning the width of the property has a bay window to the front and a double doors to the rear leading out to the garden. Double doors lead to the dining room, also with patio doors out to the garden, which in turn takes you a good size kitchen/breakfast room complemented by a useful utility room. There is also a study/office to the front of the home. The first floor hosts five impressive bedrooms, all with built-in wardrobes. The principal bedroom benefits from a four-piece en-suite bathroom and a family bathroom serves the remaining bedrooms. The converted 36'8 loft room offers versatile usage and accessible via a retractable ladder in bedroom two, with power and light and large skylights. The property also has a cellar which is accessed via the study. Externally the plot is bigger than most in the vicinity with ample space to the side for a motor home/boat/caravan. To the front, the large driveway offers ample parking for six vehicles and a double garage. The generous tree-lined, south-west facing rear garden is predominately laid to lawn with a patio to the back of the house. The home is located in a very popular part of Hedge End with excellent access to the local amenities including the M27/M13, Southampton Airport, local school, stores and supermarkets.



Approximate Area = 2617 sq ft / 243.1 sq m
 Garage = 253 sq ft / 23.5 sq m
 Total = 2870 sq ft / 266.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 956738



SITUATION

Hedge End is a popular residential area approximately six miles to the east of Southampton and well served by the M27 motorway allowing easy travel to all parts of Southern Hampshire with the M3 providing a fast route to London. The thriving village centre has an abundance of local shops and cafes that are ideal for day to day needs with major superstores found at the nearby retail parks. The Ageas bowl (the home of Hampshire cricket) hosts county and international matches and live music events. The yachting havens of Bursledon, Hamble, Sarisbury and Warsash are all found within the vicinity and together with Victoria Country Park at Netley have marinas, attractive riverside walks, cafes and pubs. The stunning countryside of the picturesque Meon valley is a short drive away and includes the quaint villages of Botley, Bishops Waltham, Wickham and Durley. The Parkway railway station (opposite the international airport) offers a fast route to Waterloo.



SPECIFICATION

- Substantial five-bedroom family home
- South-westerly facing garden
- 36'8 loft room and cellar
- 23'2 sitting room
- Dining room and study
- 17'11 kitchen/breakfast room
- Cloakroom and utility
- En-suite and family bathroom
- Detached double garage

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band G

GUIDE PRICE

Asking Price £750,000

TENURE

Freehold