Rowe & Co.

3 Sundays Hill Close, Hedge End

Southampton

£450,000

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Hedge End, Southampton

This modern three-bedroom family home is located on the outskirts of Hedge End. The property is finished to a high specification throughout, the property forms part of an exclusive bespoke development of just 12 homes, surrounded by mature trees and woodland. Arranged over three floors, the home offers flexible and spacious accommodation extending to approximately 1,324sq ft. The ground floor comprises a large integral garage, along with a practical utility room. The first floor features a lounge / dining room, modern kitchen and a cloakroom—ideal for both everyday living and entertaining. On the second floor are three well-proportioned bedrooms, including a master bedroom with en-suite, as well as a modern family bathroom.

The property is located in Hedge End and benefits from close proximity to local shops, amenities, and excellent transport links, with the M27 motorway easily accessible. The village offers a wide variety of local shops and a good selection of highly regarded schools for all ages. Manor Farm Country Park provides scenic walks along the Hamble River, while the nearby retail park offers superb out-of-town shopping. The Ageas Bowl, home of Hampshire Cricket, is also close by and hosts international cricket matches as well as live music events.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

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INSIDE

The front door opens into a spacious entrance hall, finished with herringbone-style flooring and providing access to the garage and utility room, as well as stairs rising to the first floor. The first floor features a cloakroom and further stairs leading to the second floor. The spacious lounge / dining room has plenty of space for a verity of free-standing furniture with herringbone flooring and benefits from bi-folding doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units with complementary worktops, tile flooring and spotlights. The second floor landing provides access to all three bedrooms and the airing cupboard. The master bedroom enjoys a front-facing aspect with views over woodland and features fitted wardrobes and a modern en-suite shower room, comprising a shower, wash hand basin, WC, and complementary tiling. Bedrooms two and three are both well-proportioned double rooms located to the rear of the property, each enjoying views over the rear garden.

OUTSIDE

To the front of the property is a private driveway and access to the garage via an up-and-over door. The rear garden has been landscaped to include a large paved seating area, ideal for entertaining, with the remainder laid to lawn and featuring a variety of planted shrubs.

- Garage & Driveway
- Three Bedrooms
- En-Suite To Master
- Utility & Cloakroom
- Secluded Rear Garden

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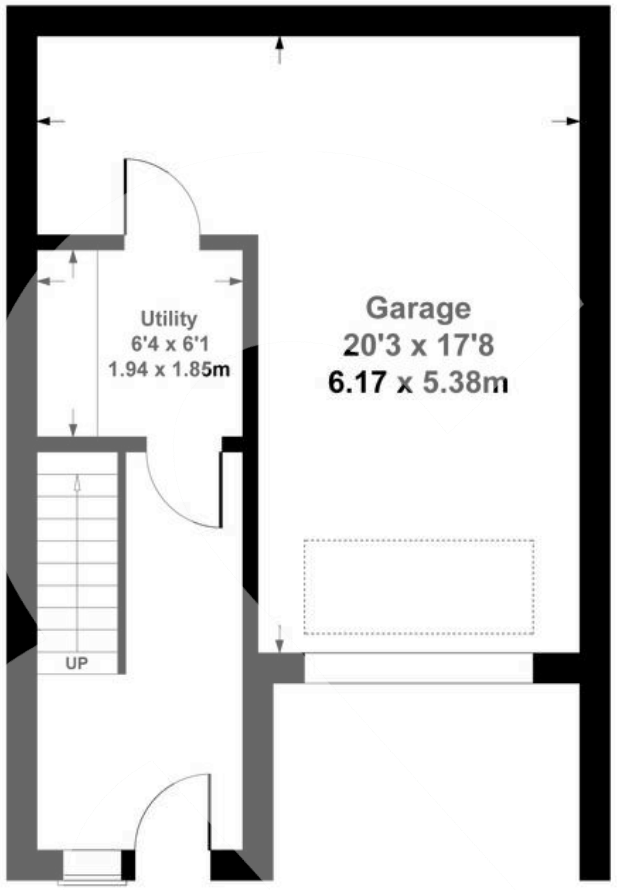
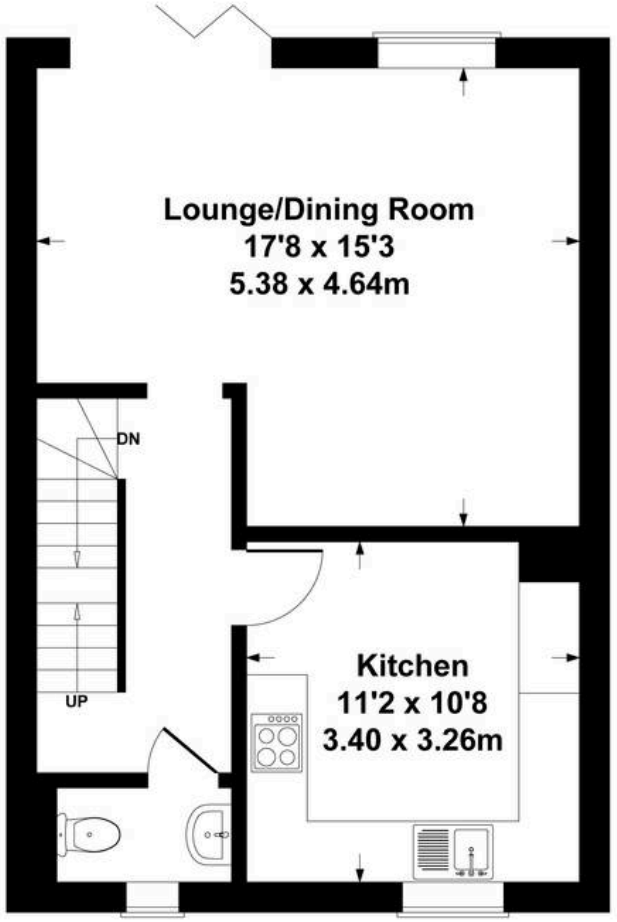
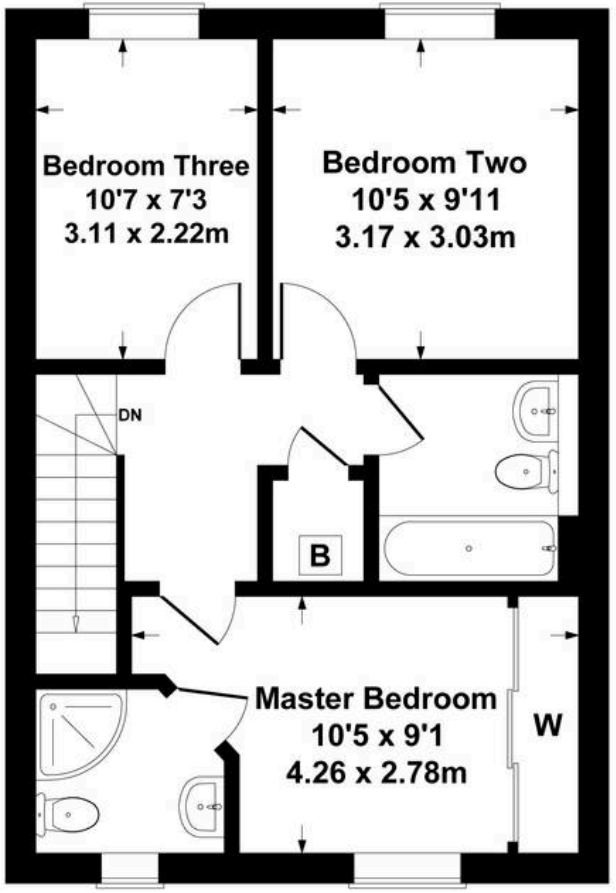
Approximate Gross Internal Area
1324 sq ft - 123 sq m
(Including Garage)



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

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