



BRAMBLES

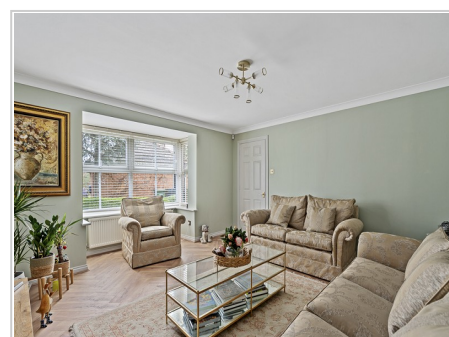
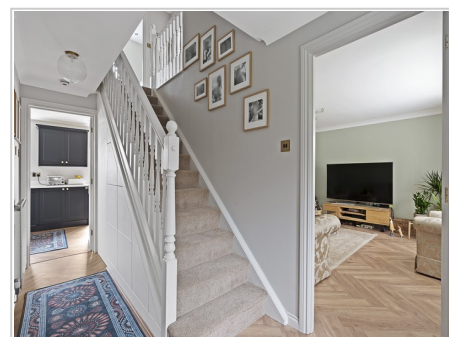
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Spitfire Way,
Hamble,
Southampton,
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SO31 4RT

699,950



- Four double bedrooms on the first floor
- Brand new Wren kitchen with quartz work surfaces and integrated appliances
- Recently redecorated throughout and new floorings
- Sought after location of Hamble within walking distance to the village and marina
- Detached double garage, front garage and off road parking
- New Worcester combination boiler

Ref: PRB10677

General Description

Upgraded throughout by the current owners including a brand new Wren kitchen and Worcester combination boiler. A stunning four bedroom detached family home in the sought after location of Hamble.

Accommodation

Hallway

Entrance to the property via composite front door, with opaque glass inset. Coir matting. Herringbone flooring. Stairs to first floor laid to carpet. Radiator. Built in smart storage understairs with soft closing units.

Study (6' 11" x 6' 3") or (2.10m x 1.90m)

Double glazed window to front with moulded skirting boards. Coving. Herringbone flooring. Radiator.

W.C (6' 11" x 2' 7") or (2.10m x 0.80m)

Double glazed opaque window to side. WC with concealed cistern. Wall mounted hand wash basin. Radiator.

Living Room (13' 5" x 14' 1") or (4.10m x 4.30m)

Double glazed bay window to front. Radiator. Herringbone style flooring. Moulded skirting boards. Coving.

KITCHEN DINING ROOM (8' 6" x 27' 7") or (2.60m x 8.40m)

Double glazed window overlooking garden. Ceramic butler style sink with chrome mixer tap. Integrated appliances including: Bosch double oven with grill. Bosch induction hob. Dishwasher and space for American style fridge. Matching Shaker style wall and base units. French doors with double glazed inserts leading to conservatory. Quartz work surface with matching splash back. Herringbone flooring. Inset spotlights. Vertical radiator. Moulded skirting boards. Door to utility room.

Utility Room (5' 7" x 6' 11") or (1.70m x 2.10m)

UPVC double glazed door to side. Space for washer and dryer. Matching wall and base units. Butler style sink. Extractor fan. Newly fitted Worcester boiler in December 2023. Quartz work surfaces. Radiator. Moulded skirting boards. Herringbone flooring.

Conservatory (11' 10" x 11' 2") or (3.60m x 3.40m)

Brick base with UPVC double glazed windows with French doors leading to garden, radiator, TV point. Tiled flooring.

Landing

Access to boarded loft. Door to airing cupboard with immersion tank and storage. Carpet.

Master Bedroom (9' 10" x 11' 2") or (3.0m x 3.40m)

Double glazed window to front. Radiator. Moulded skirting board. Carpet. John Lewis wardrobes. Door leading to ensuite.

EN - SUITE (4' 11" x 5' 11") or (1.50m x 1.80m)

Inset spot lights. Double glazed opaque window to front. Fully tiled. Curved shower cubicle with glass screen, tiled surround and hand held attachment. Low level WC. Grand hand wash basin with mixer tap, set in vanity unit. Additional mirrored vanity unit. Chrome ladder style heated towel rail. Laminate flooring.

Bedroom 2 (13' 5" x 9' 7") or (4.10m x 2.92m)

Double glazed window to front. Radiator. Moulded skirting boards. Carpet.

Bedroom 3 (9' 2" x 11' 2") or (2.80m x 3.40m)

Double glazed window to rear. Radiator. Moulded skirting boards. Double fitted wardrobe. Carpet.

Bedroom 4 (9' 2" x 8' 6") or (2.80m x 2.60m)

Double glazed window to rear. Radiator. Moulded skirting boards. Carpet.

Bathroom (5' 4" x 6' 11") or (1.62m x 2.12m)

Double glazed opaque window to rear. Inset spotlights. Panelled bath with chrome mixer tap and tiled surround, with shower screen and hand held shower attachment above. WC. Grand hand wash basin set in vanity unit. Mirrored vanity unit. Chrome ladder style heated towel rail. Laminate flooring. Moulded skirting boards.

GARDEN

Mainly laid to lawn with patio area and side access. Newly laid decking with Pergola. Flower beds to both sides. Outside tap.

Double Garage

Double garage with two up and over doors, power and lighting. Pedestrian door to side.

Other

Eastleigh Borough Council tax band E - £2,527.14 per year
Vendors position - Sellers need to find onward purchase

Services

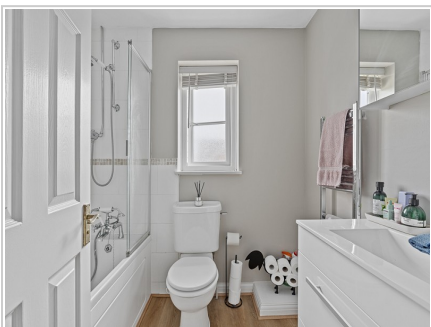
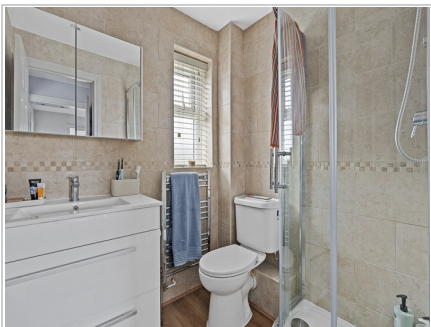
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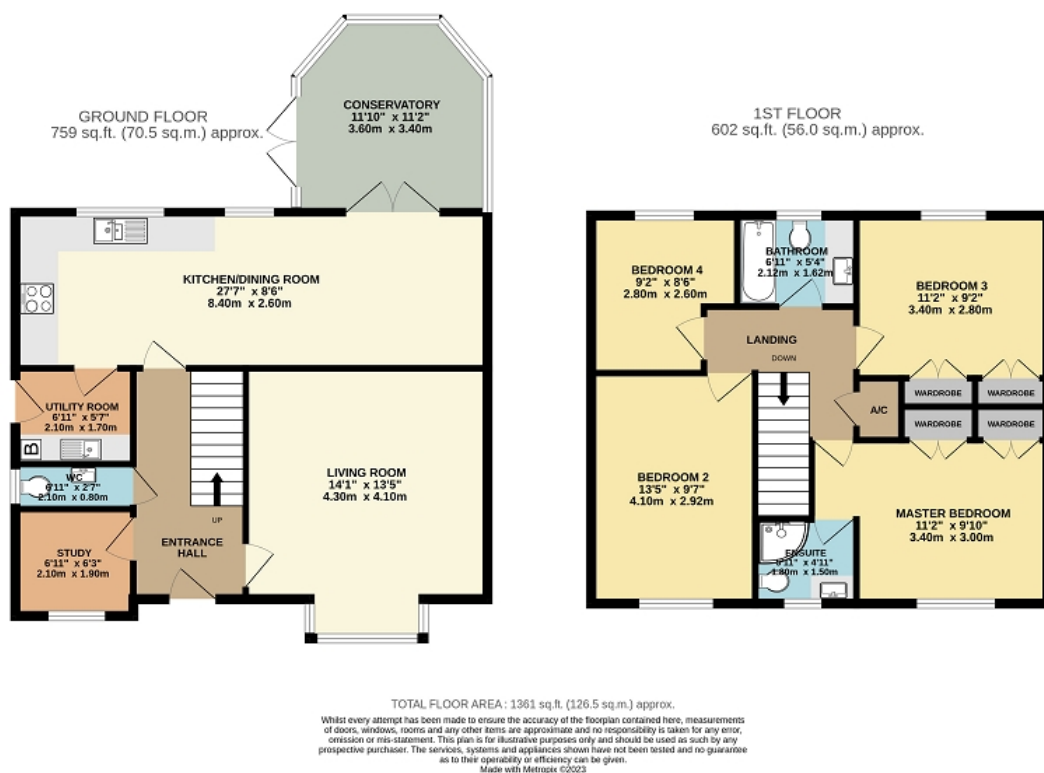
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.