



£465,000

HenshawFox



46, Knights Meadow

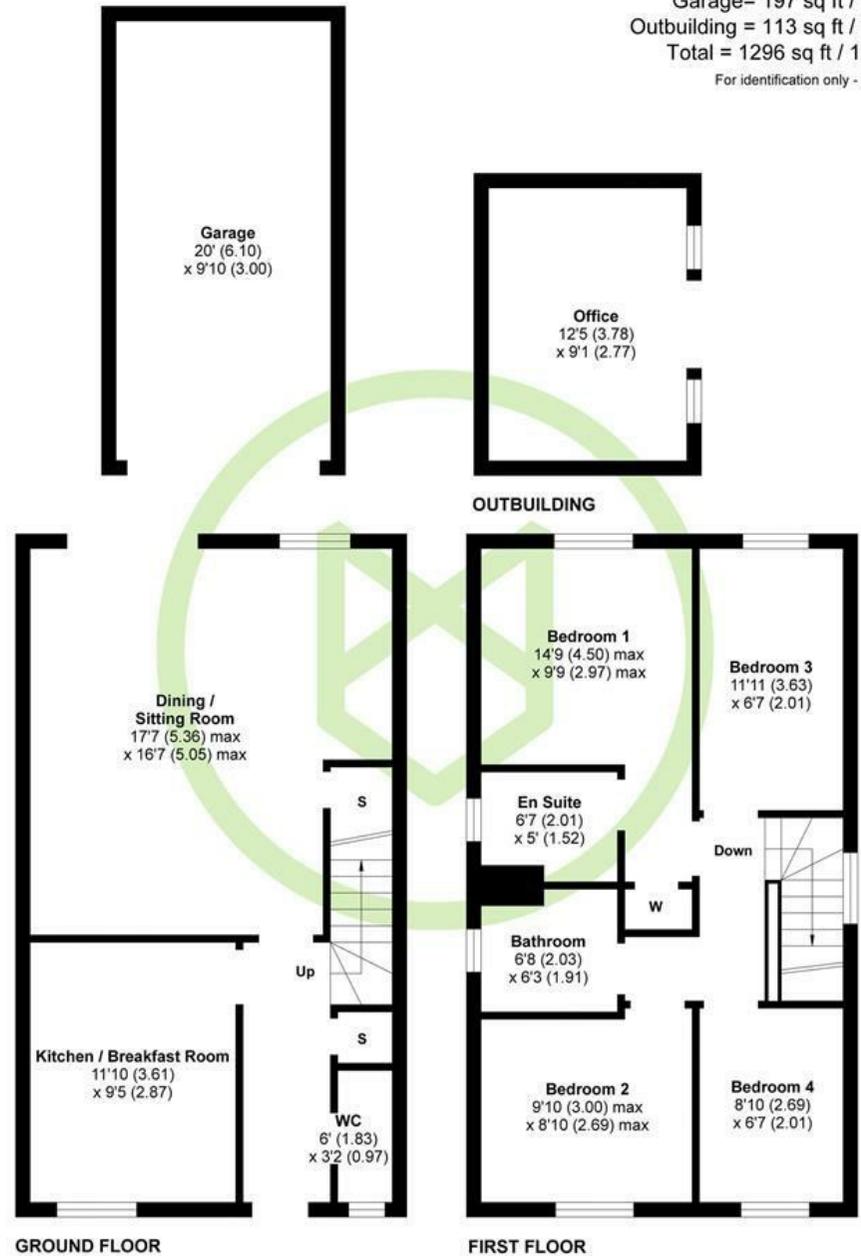
North Baddesley, Southampton, Hampshire, SO52 9AF

01794 521339
homes@henshawfox.co.uk
www.henshawfox.co.uk



Ground Floor = 493 sq ft / 46 sq m
 First Floor = 493 sq ft / 46 sq m
 Garage = 197 sq ft / 18 sq m
 Outbuilding = 113 sq ft / 10 sq m
 Total = 1296 sq ft / 120 sq m

For identification only - Not to scale



Summary

A wonderful detached home, located within an exclusive development in North Baddesley, constructed as recently as 2016 by renowned builders Bovis Homes. The property is immaculately presented throughout, offering spacious and open accommodation. In brief, comprising four well-proportioned bedrooms with an en-suite to the principle bedroom as well as a family bathroom upstairs. Downstairs benefits from a useful cloakroom, fully fitted modern kitchen with integrated appliances, large open plan sitting/dining room with doors opening to the rear. The garden itself boasts a fully equipped home office connected to power, along with a garage and

Features

- Modern four bedroom detached home
- Located in a desirable new development built by Bovis Homes in 2016
- Superbly presented accommodation throughout
- Attractive rear garden with useful home office
- Well proportioned bedrooms with en-suite to the main bedroom
- Family bathroom as well as a useful downstairs cloakroom
- Fully fitted kitchen with fixed breakfast bar
- Lovely open plan sitting/dining room opening to rear garden

EPC Rating:
 Energy Efficiency Rating
Current null
Potential null



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Henshaw Fox Ltd REF: 728229

46, Knights Meadow

North Baddesley, Southampton, Hampshire, SO52 9AF

Accommodation

Ground Floor

Entering in from the front door the hallway presents access to all downstairs accommodation. On the right is the useful cloakroom, fitted with a WC and wash basin, as well as a handy storage cupboard. To the left is the kitchen which is fully fitted with a range of built in appliances to include a washing machine, dishwasher, fridge/freezer, electric oven, gas hob with extractor hood over, as well as an array of cupboards and drawers, one of which houses the combination boiler. Furthermore, there is a stainless steel sink/drainer, ample worktop space and space for a breakfast bar. Stairs also lead from the hallway to the first floor and a door opens into the sitting/dining room at the back of the house. Here, there is space for a dining room table and chairs as well as a traditional sitting room suite. This is a beautifully light and spacious room, illuminated by a window to the rear and double doors that open out to the garden.

First Floor

The landing space gives access to each bedroom as well as the family bathroom. Located at the front of the home is bedroom four, a well proportioned single room, and bedroom two which is a well sized double room. The family bathroom is partially tiled walls and benefits from a lovely modern white suite comprising a WC, wash basin and a panelled bath with shower over. Bedroom three is a generous single room overlooking the rear garden and finally the main bedroom also enjoys an aspect to the rear elevation, as well as boasting fitted wardrobes and an en-suite facility. This includes a wash basin, WC and an enclosed shower cubicle.

Outside

A patio adjoins the rear of the home, and connects to the gate which provides access from the driveway. Primarily, the garden is laid to lawn with fenced borders, in addition to a further patio area towards the back of the garden, presenting another seating area. It is decorated attractively with a range of potted plants and shrubs, and a short path leads to a recently added home office. This wonderful extra space is connected to power and light, providing versatility for those that work from home, but also great for use as a summerhouse, games room or gym.

Outside

Text to be placed here

Parking

Text to be placed here

Location

Text to be placed here

Additional Information

Text to be placed here

Terms and Conditions

Terms and Conditions These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs

01794 521339
homes@henshawfox.co.uk
www.henshawfox.co.uk

