



Henshaw Fox

76 Holly Hill | £600,000
Bassett, Southampton, Hampshire, SO16 7EY



Henshaw Fox

76 Holly Hill
Bassett, Southampton, Hampshire, SO16 7EY

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

Nestled within a highly sought after location in Bassett, this extended family home sits within a plot approaching a third of an acre. The home features three spacious bedrooms, principal room benefits from walk in wardrobe and en-suite, family bathroom, sitting room, separate dining area, modern kitchen, utility. and useful downstairs cloakroom Outside, the home enjoys a secluded and established garden, driveway parking, double garage and workshop.

Features

- Situated within a highly sought after location in Bassett
- Expansive and private plot approaching a third of an acre
- Three bedrooms
- En-suite shower room, family bathroom and useful downstairs cloakroom
- Modern kitchen
- Driveway parking, double garage and adjoining workshop

EPC Rating

Energy Efficiency Rating
Current D
Potential C

76, Holly Hill, Bassett, Southampton, Hampshire, SO16 7EY

Ground Floor

Upon entry, an inviting entrance hall provides access for the sitting room, dining room, kitchen and useful downstairs cloakroom comprising WC and wash basin. The spacious sitting room has a sliding door out to the adjoining decking area and gas fire which acts as a real focal point. The dining room has ample space for dining table with chairs. The modern kitchen has a selection of wall and base storage units, access to utility and variety of built in appliances including double oven, gas hob with extractor above, microwave, fridge, freezer and dishwasher. The utility room is a useful area with ample storage, plumbing for washing machine and access door out to the rear garden.

First Floor

The first floor landing provides access to all three bedrooms, family bathroom and loft space. The principal bedroom is a spacious double with dual aspect windows, walk in wardrobe and en-suite comprising shower, WC and wash basin. Bedroom two is also a double room with dual aspect windows. Bedroom three is a comfortable single with dual aspect windows. The modern family bathroom comprises shower unit, bath, WC and wash basin. The loft hatch is accessed from the first floor landing, it is boarded and has a fold down ladder.

Outside

Approaching a third of an acre, the enclosed garden is well stocked with mature shrubs, established trees, large area of lawn, summerhouse and timber shed.

Parking

Driveway parking leading to double garage with electric roller door, adjoining brick built workshop that is suitable for a number of uses. Adjoining the rear of the home, a spacious decking area provides a perfect seating or entertainment space.

Location

Bassett is a highly sought-after residential area with easy access for The Common, sports centre and city golf course providing excellent recreational open spaces. Access to the M27/M3 motorway network is close by and The Parkway railway station provides a fast route to Waterloo. Southampton Airport is just 2.5 miles away. Local shops are found in Winchester Road, whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex.

Tenure

Freehold

Heating

Sellers Position

Buying on

Council Tax

Southampton City Council - Band E

Disclaimer Property Details

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. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk

