



£500,000

HenshawFox

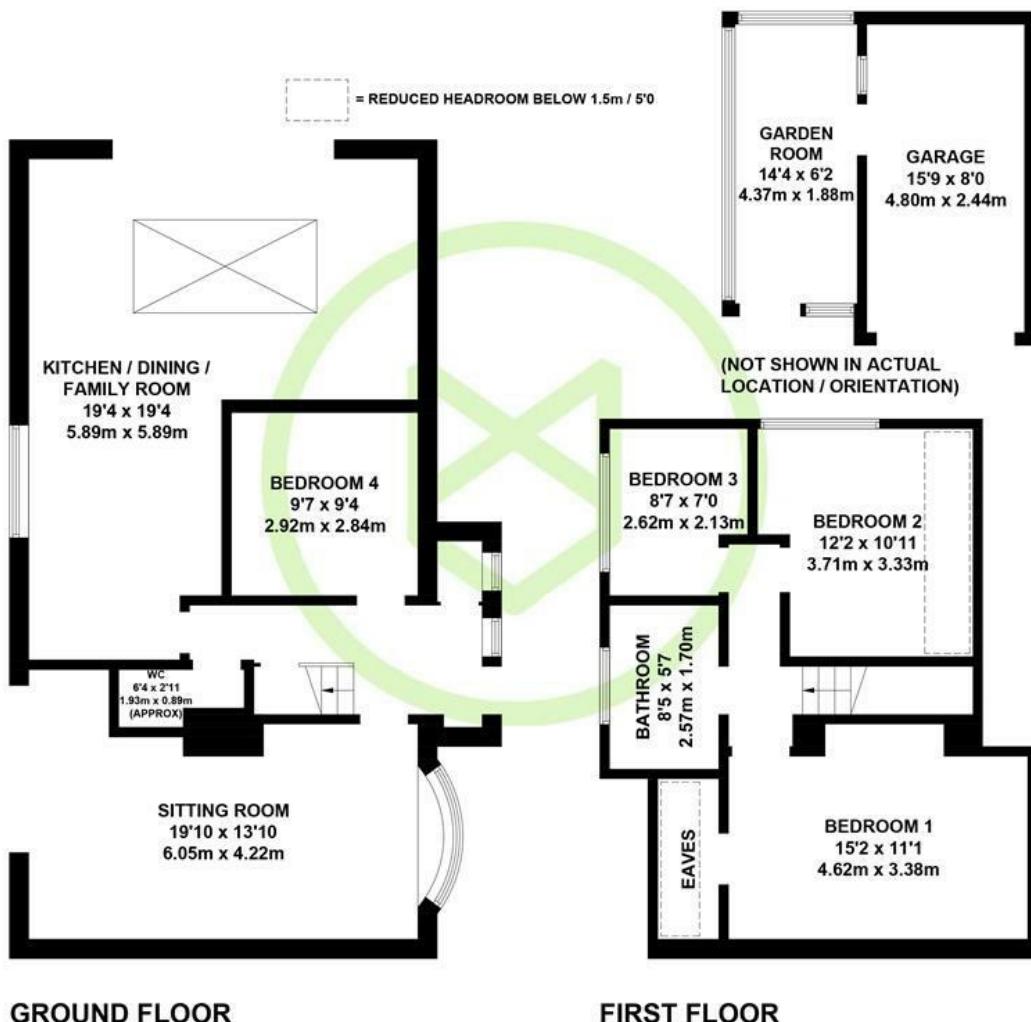


**14, Firgrove Close**

North Baddesley, Southampton, Hampshire, SO52 9JP

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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 833 SQ FT / 77.4 SQ M  
 FIRST FLOOR = 488 SQ FT / 45.3 SQ M  
 GARAGE / GARDEN ROOM = 223 SQ FT / 20.7 SQ M  
 TOTAL = 1544 SQ FT / 143.4 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID944702)

## Summary

This impressive chalet style family home has undergone a comprehensive programme of works by the current owners, which now features an extended live in kitchen/dining area with glazed canopy and bi fold doors to the garden. A stunning social space. The bedrooms on the first floor are complemented by a modern family bathroom and a fourth double bedroom and cloakroom on the ground floor with a generous dual aspect sitting room. Ample parking is available on the block paved driveway extending to the single garage with adjoining conservatory/garden room. The corner position offers a generous rear garden planted with a variety of shrubs and fruit trees with a patio seating area ideal for entertaining or simply enjoying the sunny aspect.

## Features

- An impressive chalet style family home
- Fully refurbished and extended
- Four bedrooms
- Stunning open plan live in kitchen/dining area
- Stylish kitchen with integrated appliances
- Separate sitting room
- Ample off road parking with garage
- Quiet corner position with in a cul-de-sac
- Extensive patio seating area
- Generous rear garden enjoying a sunny aspect

**EPC Rating:**  
**Energy Efficiency Rating**  
 Current 71  
 Potential 88

# 14, Firgrove Close

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## Accommodation

### Ground Floor

The part glazed composite front door opens into the bright and airy entrance hall with crisp neutral decor and light oak effect flooring. A useful storage cupboard is situated under the stairs as well as a modern cloakroom with dual flush WC, wash basin, and vanity unit. The dual aspect sitting room features a bay to the front aspect and patio sliding doors to the enclosed rear garden. The stylish open plan live in kitchen/dining room has been extended to create an impressive social space with glazed roof canopy and bi fold doors flooding the space with natural light. An extensive range of white gloss wall and base units are complemented by a marble effect work surface and breakfast bar. Integrated appliances include an eye level oven, combi oven, induction hob with filter hood over, fridge, two freezers, dishwasher and space for a wine cooler. A separate utility cupboard is situated by the front door with a double bedroom adjacent.

### First Floor

The first floor landing allows access to the fully boarded loft space via a hatch. Bedroom one is a generous double with built in storage with two further bedrooms on the first floor, served by the stylish family bathroom. A dual head shower with screen is fitted over the bath with bespoke vanity unit, mounted wash basin, WC and heated towel rail.

### Parking

Ample off road parking is available on the block paved driveway extending to the single garage with remote up and over door. A conservatory to the side of the garage provides additional storage space.

### Outside

A secure side gate accesses the landscaped rear garden enjoying a sunny aspect with the porcelain tiled patio area perfectly situated to relax or entertain. A shaped lawn extends to the side of the property with secure fencing all round. A compost and vegetable garden is situated to the rear of the garage with a raised walled garden adjacent. The garden is planted with a variety of small plants, shrubs and fruit trees.

### Location

Firgrove Close is a quiet cul-de-sac located in the sought after village of North Baddesley, close to both Romsey and Chandler's Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

### 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, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

### Sellers Position

### Buying on

### Heating

Gas fired central heating

### Infants & Junior School

North Baddesley Infants & Junior School

### Secondary School

Mountbatten School

### Council Tax

Band D - Test Valley Borough Council

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