



Richmonds
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100 Wellstead Way, Hedge End, Southampton, SO30 2LE

£425,000

An immaculate five bedroom detached family home with a tandem length garage, landscaped rear garden and located in the popular area of Wellstead Way providing excellent access to local schooling and amenities. On the ground floor there is a good sized kitchen/breakfast room, separate sitting room and dining room. On the first floor there are three good sized bedroom with the master suite having built in bedroom furniture and an ensuite shower. The top floor has two large double bedrooms one which benefits from an ensuite. The property has off road parking and together with the double length garage and landscaped garden we will believe will be extremely well received and an internal inspection is strongly recommended.

Accommodation

Entrance hallway:	Access to storage cupboard, stairs to first floor
Cloakroom:	Low level Wc, wash hand basin
Sitting room:	18'2" x 10'1" (5.54m x 3.07m) Door to dining room
Dining Room:	10'6" x 8'6" (3.20m x 2.59m) Double doors to rear garden, door to kitchen/breakfast room
Kitchen/breakfast room:	18'7" x 10'8" (5.67m x 3.25m) Sink with drainer, a vast range of eye & base level units, work surfaces over, integrated dishwasher, fridge freezer, double oven with hob, access to understair storage cupboard, space for dining table, door to rear garden

First Floor Landing

Bedroom 1:	15'0" x 10'6" (4.57m x 3.20m) Two sets of double wardrobes & additional built in bedroom furniture, dressing area leading to the ensuite
Ensuite:	Shower cubicle, low level Wc, pedestal wash hand basin
Bedroom 4:	11'0" x 10'0" (3.35m x 3.05m)
Bedroom 5:	10'8" x 8'3" (3.25m x 2.52m)
Bathroom:	Panel enclosed bath with shower attachment, low level Wc, pedestal wash hand basin, airing cupboard

Second Floor Landing

Access to storage cupboard	
Bedroom 2:	16'4" x 10'4" (4.98m x 3.14m) Built in wardrobes, access to ensuite
Ensuite:	Shower cubicle, low level Wc, pedestal wash hand basin
Bedroom 3:	20'0" x 8'2" (6.10m x 2.49m)

Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information on:

admin@richmondsproperty.co.uk 01489 789933 www.richmondsproperty.co.uk

Outside

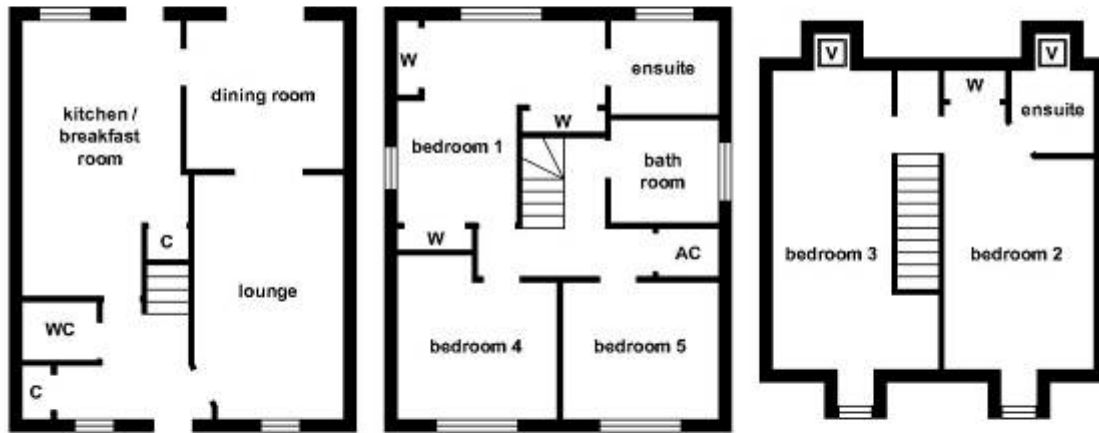
Front:	Off road parking leading to the garage, steps leading to the front door
Rear:	Professionally landscaped and now providing an artificial lawned area, steps leading to a raised decking area and door to the rear of the garage.
Garage:	Tandem length. Up & over style door, light & power, pedestrian door to the garden

Other Information

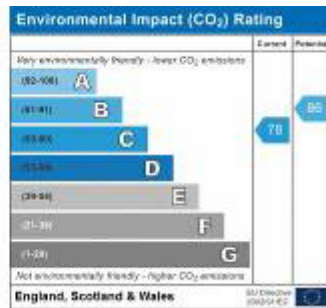
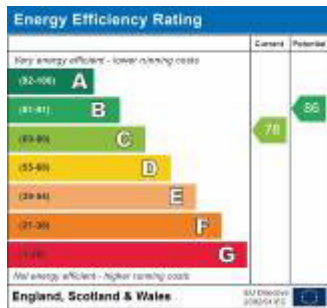
Tenure:	Freehold
Approximate age:	2012
Heating:	Gas central heating
Windows:	Double glazing
Sellers Position:	Upsizing locally

Local Information

Council Tax:	Band E
Local Authority:	Eastleigh Borough Council



SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY
 APPROX FLOOR AREA 1624 sq ft 151 m2



Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

