WHITE & GUARD

12 The Bartletts
Hamble
SO31 4RP

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Offers in Excess of £395,000

INTRODUCTION

Nestled within this pretty cul-de-sac and only a short stroll away from the village centre and shoreline, this beautifully presented home comes with three bedrooms, attractive gardens, off road parking and garage. On the ground floor there is a 17ft sitting room, beautiful kitchen/dining room complete with limed oak units and integrated appliances and modern cloakroom.
On the first floor there are three bedrooms, a dressing room and en-suite to the master along with a family bathroom. To both fully appreciate the property's great location and the accommodation on offer an early viewing really is a must.

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INSIDE

The property is approached via a pathway leading to an obscured double glazed front door which then leads directly through to the entrance hall. From the hallway there are stairs leading to the first floor, ceramic tiled flooring and a door to one side leads through to a modern downstairs cloakroom.

A further door from the hall then leads through to a well proportioned 17ft sitting room which has an attractive double glazed bay window to the front along with a beautiful fireplace with inset electric coal effect fire. The room also has wall lights, a fitted cupboard to one side of the room providing useful storage space, TV and various power points with a set of double doors at one end that lead through to the heart of the house, the lovely kitchen/dining room.

This room has both a window and set of double glazed sliding doors overlooking the rear garden with the kitchen itself having been fitted with a matching modern range of limed oak wall and base units with cupboards and drawers under. There is a ceramic bowl sink unit along with a range of appliances including a built in electric oven and gas hob with extractor over, built in dishwasher, washing machine, fridge and freezer.

On the first floor landing there is access to the loft, an airing cupboard and a door leading through to a well proportioned master bedroom which has a double glazed window to the front and archway to one side leading through to the dressing room which has fitted wardrobes along one wall, a further door to one side then leads through to an en-suite shower room with suite comprising of a fitted shower cubicle matching pedestal wash hand basin and low level WC.

Bedroom two which is also a double room overlooks the rear garden, as does bedroom three which is currently used as a home office by the vendors. The family bathroom is fitted with a panel enclosed bath with shower attachment over, matching pedestal wash hand basin and low level WC.

OUTSIDE

To the front of the property the garden has been mainly shingled and selectively planted with a variety of trees and shrubs whilst the rear garden has a paved patio area, and has also been mainly shingled and planted, has a water feature and summer house, with a gate then providing side access leading through to the garage which is directly behind the property.

In addition there is also two off road parking spaces that come with the property.

LOCATION

Hamble itself lies along the shoreline and is a beautiful village that boasts stunning views, period cottages, several great pubs and many lovely walks.

As well as being a yachting Mecca, drawing in people from around the world for races, events and celebrations. Along with Cowes on the Isle of Wight, the village is seen as one of the most important yachting destinations in the UK.

The Royal Victoria Country Park, which is set in 200 acres of park and woodland is also on its doorstep and Southampton Airport and all main motorway access routes are also within easy reach.

SERVICES
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX
Eastleigh Borough Council - Band D

Awaiting EPC

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MEASUREMENTS:

SITTING ROOM
17' 6ft x 12' 7ft (narrowing to 8' 9ft)

KITCHEN/DINING ROOM
16' 2ft x 9' 3ft

MASTER BEDROOM
11' 4ft x 10' 3ft

BEDROOM TWO
9' 7ft x 8' 6ft

BEDROOM THREE
9'7ft x 7'3ft

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