

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Barton Drive

Hamble, Southampton, SO31 4RE

Asking Price £600,000



- DETACHED FAMILY HOME
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- PRIVATE ENCLOSED GARDEN
- UTILITY ROOM & CLOAKROOM

- FOUR BEDROOMS
- GARAGE & DRIVEWAY
- OPEN PLAN KITCHEN/LIVING ROOM
- SMALL PRIVATE CUL DE SAC
- EARLY VIEWINGS ARE ADVISED

Tel: 023 8045 8054

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Hunters are delighted to bring to the market this beautifully presented detached family home neutrally decorated throughout and situated in a small private cul de sac in a sought after location. It is with in easy access to to Hamble village and foreshore.

The ground floor offers an open plan kitchen and living space with dining area overlooking the rear garden. A coal/wood burner is in situ, within the open plan space and full height glass windows and doors allow significant natural light. A second lounge looks out to the front.

Upstairs three of the four bedrooms have access to en-suites shower rooms and there is additional family bathroom with bath.

A non overlooked garden with lawn and mature trees/greenery surrounds the rear and sides of the property. A tiled pathway runs from the side access to the back garden patio seating area. Other features include a garage and driveway.

## Front Approach

Mainly laid to lawn with flower and shrubs borders, palm trees, paved pathway leading to front door and to side gated access, driveway leading to garage with power light and roof storage..

## Entrance Hall

Porcelain tiled flooring, stairs to 1st floor, door to under stairs Storage cupboard, wall mounted radiator. door to:

## Cloakroom

UPVC opaque double glazed window to front aspect, fitted with two piece suite comprising, inset wash hand basin with under cupboard storage, low-level WC, vertical wall mounted radiator, continuation of porcelain tiled flooring.

## Living Room

14'1" x 11'2" (4.29m x 3.40m)

Double glazed box Window to front aspect, uPVC double glazed window to side aspect, wall mounted radiator, fitted carpet, TV point.

## Open Plan Kitchen/Living/Dining Area

26'3" x 12'1" (8.00m x 3.68m)

Fitted modern high/low cupboards and drawers with multiple worksurface areas , 1.5 bowl stainless steel sink unit with single drainer and mixer tap under a uPVC window looking onto the rear garden. floored in porcelain tiles following through from the entrance hall and to match the outdoor patio. Kitchen contains a variety of high-grade built in appliances including microwave, oven, dishwasher and a five ring gas hob with extractor hood. this area spreads to a dining area and utility area.

Light filled sitting area featuring large scale uPVC triple glazed windows offering views to garden, vertical wall mounted radiator, oak wooden flooring with integrated floor uprights, recessed ceiling spotlights, coal/wood burning stove, uPVC triple glazed 180 degree-opening doors to garden patio offering additional side view onto garden, opening to:

## Utility Room

6' x 5' (1.83m x 1.52m)

Fitted base cupboards with worktop space over, second sink with mixer tap, full height integrated fridge/freezer, plumbing for washing machine, porcelain tiled flooring, recessed ceiling spotlights, wall mounted concealed gas boiler, uPVC double glazed door to garden.

## Landing

UPVC double glazed window to front aspect, fitted carpet, recessed ceiling spotlights, access to loft hatch part boarded insulated loft space with light point, door to:

## Master Bedroom

13'8" max x 11'6" (4.17m max x 3.51m)

Deep-pile carpet, fitted mirrored wardrobes, UPVC double glazed window to front aspect, currently used as a comfortable king size bedroom, door to accompanying:

## En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with pump powered shower over and glass screen, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled surround, close coupled WC and heated towel rail, extractor fan, uPVC opaque double glazed window to side aspect, tiled flooring, recessed ceiling spotlights.

## Bedroom 2

11' x 9'9" (3.35m x 2.97m)

Carpeted and currently used as a comfortable double guest bedroom with UPVC double glazed window overlooking rear garden, wall mounted radiator and central ceiling light.

## Bedroom 3

12'5" x 8'9" (3.78m x 2.67m)

Bespoke glass safety screen with outward opening UPVC double glazed doors allowing full height view of the rear garden. Carpeted, skylight allowing natural light, door to:

## Jack & Jill En-Suite

Fitted with three piece suite comprising inset wash hand basin in vanity unit with cupboards under, tiled surround, low level WC, mirror and glass shelf and tiled shower area with shower over, shower base and glass screen, heated towel rail, additional ceiling skylight, uPVC opaque double glazed window to side aspect, sliding door to:

## Bedroom 4

12'2" max x 7'7" (3.71m max x 2.31m)

uPVC double glazed window to side aspect, carpeted, recessed ceiling spotlights.

## Family Bathroom

Fitted with three piece suite comprising P shaped panelled bath with shower over and glass screen,, inset wash hand basin in vanity unit with cupboards and drawers under, close coupled WC, tiled surround, heated towel rail, uPVC double glazed port hole window to front aspect, tiled flooring, recessed ceiling spotlights.

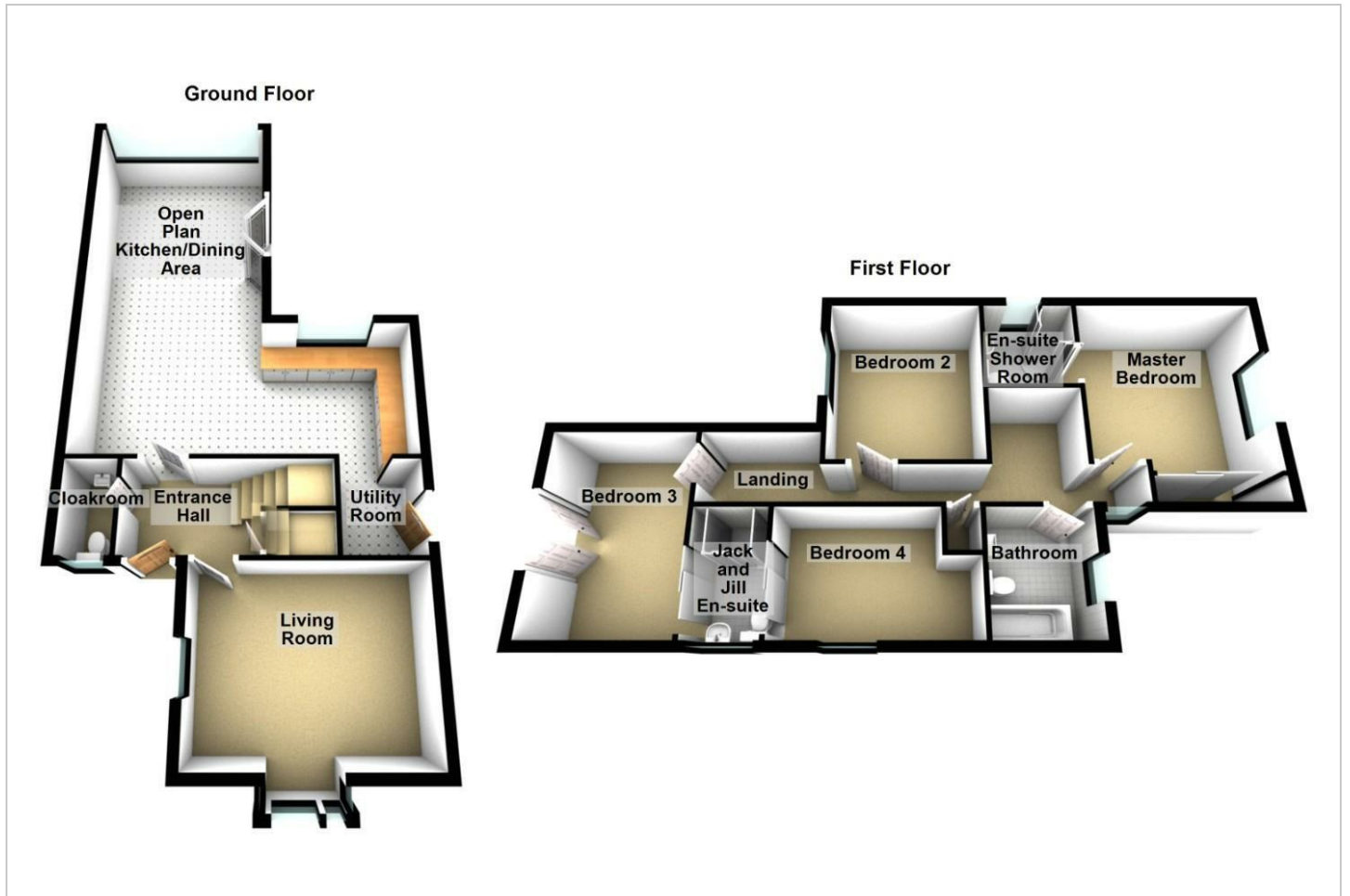
## Rear Garden

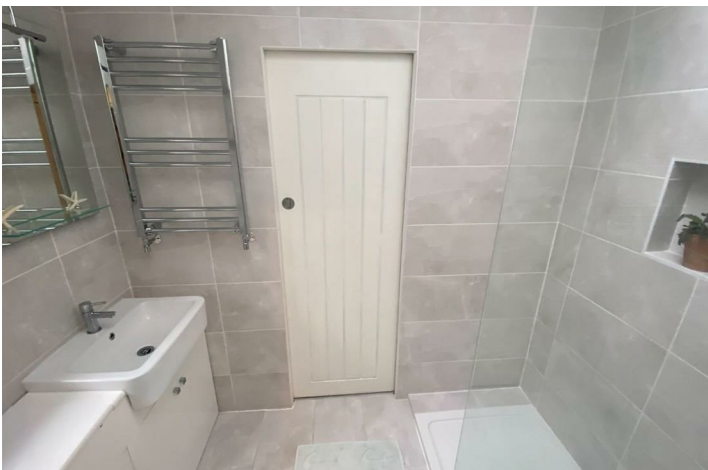
This quiet and beautifully maintained and non overlooked garden. High wooden fencing and mature trees and greenery in beds, ensures complete privacy. The lawn wraps around the side and rear aspect of the house and has a patio seating area ideal for entertaining, wooden storage area used as upright storage for firewood. Porcelain tiled pathway runs along the house connecting the side gate and patio.

## Garage

Brick built garage with side courtesy door, with power, light and roof storage.

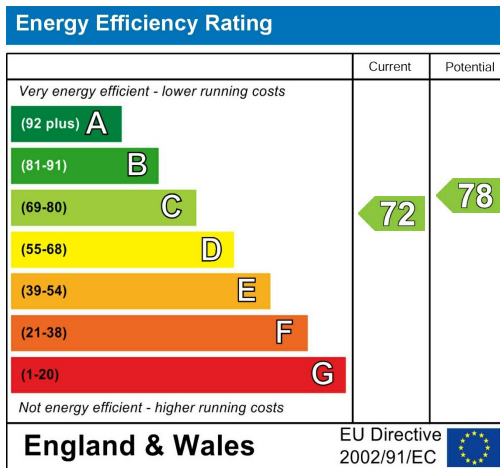
# Floorplan







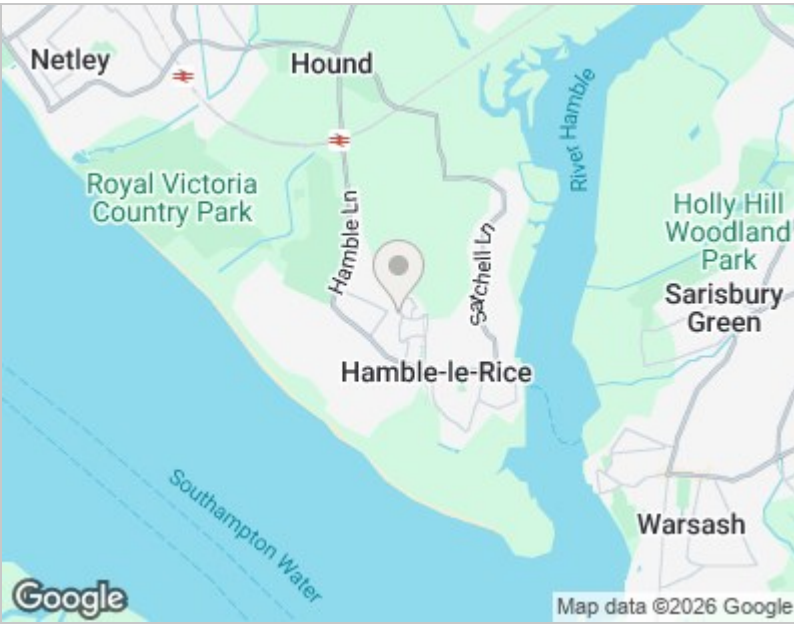
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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