



17 Welland Gardens, West End, SO18 3PU



£439,950

Franklinallan estate agents are proud to offer for sale this 4 bedroom detached house positioned in a popular area of West End close to the M27, Hedge End and Bitterne Town Centre. Amenities close by include local shops, schools, public transportation and access to motorway links making this location ideal for a growing family and the commuter. The accommodation briefly comprises of entrance leading through to downstairs cloakroom/WC, separate lounge and an open plan kitchen dining room facing the rear garden featuring by-folding doors opening onto rear garden patio area. This impressive kitchen has been newly fitted with a large island facing the garden and enough space for a dining table and chairs. Upstairs there are four bedrooms all with built in wardrobes, master bedroom has its own ensuite shower room and a second family bathroom suite. Outside the property boasts ample parking with the front garden now providing parking for at least an extra two cars, alongside the house there is also another driveway leading to the attached garage and side access to the rear garden. Other features include gas central heating, double glazed windows and generous family sized rear garden. Viewing internally are highly recommended simply contact our estate agency and we'll make all the necessary arrangements for you visit. Please note there is a planning application for a two storey side extension with garage conversion that's been granted for further information visit <https://www.eastleigh.gov.uk/planning-and-building/view-planning-applications>

- 4 bedroom detached house
- Newly fitted kitchen dining room
- By-folding doors onto rear garden
- Ensuite to master bedroom
- Cloakroom/WC downstairs

- Spacious family living room
- Built in wardrobes
- Attached garage
- Driveway along side and at the front
- Viewing highly recommended

Hallway

Stairs leading to first floor landing, radiator, understairs cupboard, doors to

Cloakroom/WC

Close coupled WC, wash hand basin, radiator, double glazed window to front aspect.

Living room *5m 7cm by 3m 60cm (16' 8" by 11' 10")*

Into double glazed bay window to front aspect, radiator, featured fire place.

Kitchen dining room *5m 77cm by 3m 68cm (18' 11" by 12' 1")*

Newly fitted kitchen comprising of inset sink with swan neck mixer taps over, cupboards under, further eye and base level cabinets, quartz work top surfaces over, featured matching quartz top island with electric induction hob and integrated extractor inserted within island, further cupboard space under, built in appliances are as follows, two built in ovens, dish-washer, washing machine and space for fridge freezer, double glazed sliding by-folding doors onto rear garden patio, featured radiator, door to side driveway, inset ceiling spot lighting.

Landing

Cupboard housing hot-water tank, access to loft space, double glazed window to side aspect, doors to

Bedroom one *3m 67cm by 2m 81cm (12' by 9' 3")*

Into double glazed bay window to front aspect, radiator, built in wardrobes, door to

Ensuite

Tiled shower cubicle, wash hand basin, close coupled WC, towel rail, double glazed window to side aspect.

Bedroom two *3m 20cm by 2m 80cm (10' 6" by 9' 2")*

Double glazed window to rear aspect, radiator, built in wardrobes.

Bedroom three *2m 22cm by 2m 20cm (7' 3" by 7' 3")*

Double glazed window to front aspect, radiator, built in wardrobes.

bedroom four *2m 29cm by 2m 23cm (7' 6" by 7' 4")*

Double glazed window to rear aspect, radiator, built in wardrobes.

Bathroom

Panelled bath, close coupled WC, wash hand basin, radiator, extractor fan.

Outside

Front garden-front garden area has now been converted into extra parking, driveway alongside leading to attached garage with an up and over door, housing gas central heating boiler, side gate leading to rear garden-

Rear garden-Mainly lawn with a paved patio area, garden enclosed by timber fencing.

Franklinallan

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Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as their working order.

All Measurements

All measurements are approximate, all measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact Jason Franklin should you have any queries and we will try our utmost to assist.

