



Wood End Way, Knightwood Park, SO53 4LN

Jonathan Rees



With five bedrooms and multiple reception rooms this detached family home has been lovingly modernised and maintained by the current owner. Built in the mid 1990's in Knightwood Park this large home benefits a south-easterly facing rear garden, garage, large kitchen with breakfast area and separate utility room.

£625,000

Detached
Five Bedrooms
Hiltingbury & Thornden School Catchments
Extended to the Rear
Garage and Off Road Parking
Kitchen Breakfast Room
Utility Room
Two En-Suite Bathrooms
Built Approx 1996

ENTRANCE HALL

Stairs to first floor, tiled floor, door to sitting room, kitchen, dining room and cloakroom.

CLOAKROOM 4' 11" x 4' 2" (1.5m x 1.27m)

White suite comprising a wash hand basin with cupboard under, WC.

SITTING ROOM 16' 4" x 13' 6" (4.98m x 4.11m)

Wood burning fireplace with surround, window to rear aspect, doors to rear, open to:

FAMILY AREA 12' 3" x 9' 3" (3.73m x 2.82m)

Bay window to front aspect.

DINING ROOM 16' 6" x 9' 10" (5.03m x 3m)

Feature fireplace with surround, fitted storage cupboard, window to front aspect.

KITCHEN/BREAKFAST ROOM 19' 3" x 17' 10" (5.87m x 5.44m) max

A modern range of eye and base level units, integrated dishwasher, space for range style cooker, recess providing space for American style fridge/freezer, space for table and chairs, breakfast area which benefits from a vaulted ceiling and sky light, door to utility, window and doors to rear garden.

UTILITY ROOM 8' 2" x 4' 10" (2.49m x 1.47m)

Space and plumbing for washing machine and tumble dryer, wall mounted boiler, door to side aspect.

FIRST FLOOR LANDING Built in airing cupboard, loft access hatch.

BEDROOM ONE 15' 10" x 13' 4" (4.83m x 4.06m) max

Built in wardrobes, windows to front and side aspect.

ENSUITE 8' 0" x 5' 7" (2.44m x 1.7m)

Refitted white suite comprising a bath with shower over, wash hand basin with vanity unit, WC, tiled floor and walls.

BEDROOM TWO 13' 11" x 9' 3" (4.24m x 2.82m)

Fitted wardrobe, window to front aspect.

ENSUITE 6' 9" x 5' 9" (2.06m x 1.75m)

Refitted white suite comprising a bath with shower over, wash hand basin with drawer under, WC, tiled floor, window to front aspect.

BEDROOM THREE 12' 10" x 8' 10" (3.91m x 2.69m)

Fitted wardrobes, window to rear aspect.

BEDROOM FOUR 9' 9" x 9' 6" (2.97m x 2.9m) max

Window to rear aspect.

BEDROOM FIVE 9' 4" x 8' 2" (2.84m x 2.49m) max

Fitted wardrobes, window to rear aspect.

BATHROOM 7' 4" x 6' 8" (2.24m x 2.03m)

Four piece white suite comprising a shower cubicle, bath, wash hand basin with drawer under, WC, tiled floor, window to rear aspect.

OUTSIDE

The front is mainly block paved for parking with laid to lawn area, planted border and access to the side, front and garage. The rear is mainly laid to lawn with patio area, side access, outside tap and shrub borders, approx 40' x 30'.

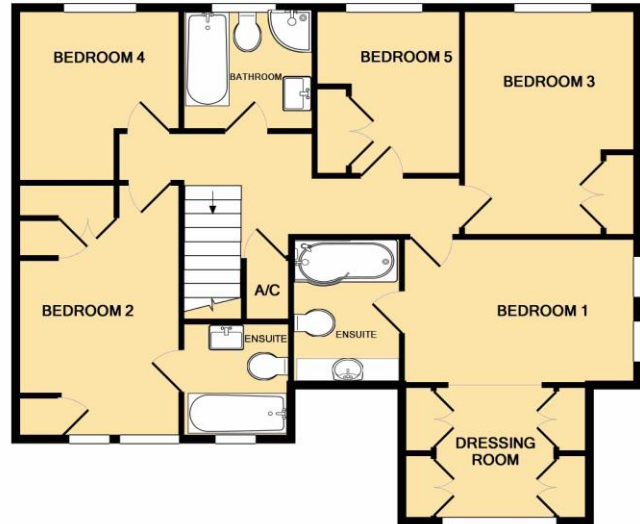
GARAGE 16' 9" x 8' 4" (5.11m x 2.54m)

With up and over door, power and light.





GROUND FLOOR



1ST FLOOR

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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Key Information

LOCAL AUTHORITY INFORMATION

Test Valley Borough Council
 Tax Band 'G'

LOCAL SCHOOLS INFORMATION

Infant/Junior: Knightwood Primary Schools
 Secondary: Thornden Secondary School

EPC RATING

D/63

OWNERS POSITION

Onward Purchase

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	63	77	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC

IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventional ly and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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