



FOR STARTERS



GUIDE PRICE
£450,000

MAIN COURSE

A truly stunning three double bedroom detached home, beautifully presented throughout and offering spacious, versatile accommodation perfect for modern family living. With a detached garage, tandem driveway and three en-suite bedrooms, this exceptional property combines practicality with style and a wonderful homely feel from the moment you arrive.

To the front, the property boasts an attractive kerb appeal with a tandem driveway providing ample off-road parking and gated access through to the rear garden and detached garage. Step inside into a spacious, light and airy entrance hall which immediately sets the tone for the rest of the home. Tastefully decorated and welcoming, the hallway features a contemporary downstairs WC and a useful under-stairs storage cupboard.

To the left, you'll find a generously sized living room, newly carpeted and offering plenty of space for furniture. A large walk-in bay window with shutters floods the room with natural light.

To the rear of the property is the real heart of the home - a stunning open-plan kitchen, living and dining space. Beautifully designed for modern living, the kitchen benefits from integrated appliances including a fridge freezer, new induction hob, oven and dishwasher. There is ample space for a dining table as well as a sofa area, making it ideal for entertaining or family time. A cleverly tucked-away utility cupboard provides additional convenience. Large French doors open



out onto the garden, offering lovely views and allowing natural light to pour in.

Upstairs, the property continues to impress with three fantastic double bedrooms, all benefitting from their own modern en-suite. The second bedroom features impressive floor-to-ceiling fitted wardrobes, while the principal bedroom enjoys a luxurious en-suite bathroom complete with a separate bathtub and walk-in shower. An airing cupboard on the landing adds further practical storage.

This is a truly exceptional home, finished to a high standard throughout and ready to move straight into. Early viewing is highly recommended - come and see for yourself what makes this property so special.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - B



North East Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Tudor Grange
Academy

WHY NOT TAKE
A LOOK INSIDE?
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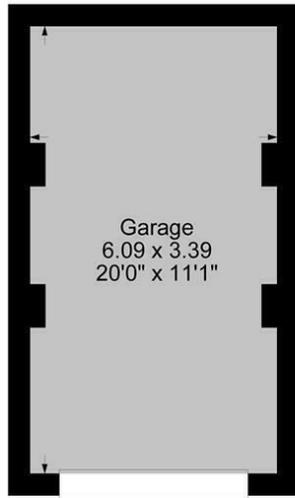


14 Heron Drive, Meon Vale



Approximate Gross Internal Area
Ground Floor = 55.48 sq m / 597 sq ft
First Floor = 55.48 sq m / 597 sq ft
Garage = 20.64 sq m / 222 sq ft
Total Area = 131.60 sq m / 1416 sq ft

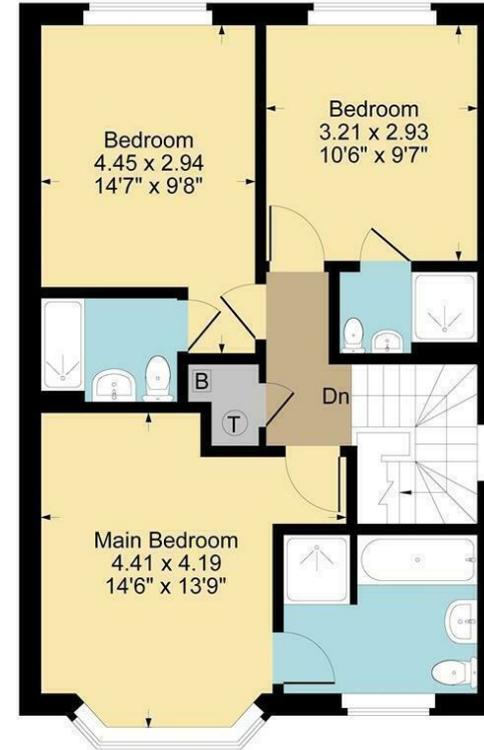
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor

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