



32 Randolph Drive

Farnborough, Hampshire GU14 0QQ

£750,000 Freehold

A superbly presented four bedroom detached family home enjoying a cul-de-sac position in the sought after Southwood development offering easy access to a plethora of local amenities including Nuffield Gym, Voyager Centre for Health, Supermarket, Infant School, open playing fields and Southwood Country Park. Accommodation comprises entrance hall, cloakroom, 28ft living/dining room, 18ft conservatory, 17ft refitted kitchen/breakfast room, utility room, principal bedroom with ensuite, three further bedrooms, bathroom. Features include double garage, low maintenance landscaped garden with raised koi carp pond, front garden and driveway parking. Energy Efficiency Rating 'C'.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

COVERED ENTRANCE

Outside courtesy lighting.

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed inserts and matching side panel, doors to refitted cloakroom, living/dining room, refitted kitchen/breakfast room and double garage. Stairway to first floor landing with under stairs storage cupboard, 'Kamdean' flooring, smooth finish ceiling with inset lighting and coving.

REFITTED CLOAKROOM

Front aspect upvc opaque double glazed window with fitted shutter, two piece suite comprising cistern enclosed wc, vanity inset wash hand basin with waterfall mixer tap and storage cupboards below, radiator, 'Kamdean' flooring, smooth finish ceiling with coving.

LIVING/DINING ROOM

28' 6" x 12' 9" (8.69m x 3.89m)max into bay. Front aspect upvc double glazed bay window with fitted shutters, rear aspect double glazed tri-folding doors giving access to conservatory, archway to refitted kitchen/breakfast room. Space suitable for dining table and chairs, three upright designer radiators, television aerial point, telephone and internet connection points, 'Kamdean' flooring, smooth finish ceiling with inset lighting and coving.

CONSERVATORY

18' 0" x 10' 0" (5.49m x 3.05m) Rear and side aspect upvc double glazed windows, rear aspect upvc double glazed twin opening doors to decked terrace, radiator, power and light, 'Kamdean' flooring, vaulted double glazed roof.

REFITTED KITCHEN/BREAKFAST ROOM

17' 3" x 12' 0" (5.26m x 3.66m)max. Rear aspect upvc double glazed window and twin opening doors into conservatory. Matching range of eye and base level units incorporating quartz worktops with inset one and a quarter bowl sink unit with mixer tap. Built in five ring gas hob below extractor fan, built in fan assisted electric oven and microwave oven, integrated dishwasher and fridge/freezer, doors to hallway and utility room, upright designer radiator, 'Kamdean' flooring, smooth finish ceiling with coving.

UTILITY ROOM

9' 10" x 8' 10" (3.00m x 2.69m) Rear aspect upvc double glazed window and upvc multi-point locking door with double glazed inserts giving access to the garden. Matching range of eye and base level units incorporating square edged worktop with inset single bowl single drainer sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer, further appliance space, radiator, access to loft space via hatch, smooth finish ceiling with inset lighting and coving.

FIRST FLOOR

LANDING

Doors to all four bedrooms and bathroom, airing cupboard housing hot water cylinder with slatted shelving, smooth finish ceiling with inset lighting.

BEDROOM ONE

14' 0" x 13' 1" (4.27m x 3.99m)max. Rear aspect upvc double glazed window with fitted shutters, radiator, range of fitted wardrobes with hanging rails and shelving, television aerial point, door to ensuite, smooth finish ceiling with inset lighting.

ENSUITE

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboards below, double shower unit. Fitted mirror with lighting, electric shaver point, chrome heated towel rail, fully tiled walls, tiled floor, smooth finish ceiling with extractor fan and inset lighting.

BEDROOM TWO

12' 9" x 12' 1" (3.89m x 3.68m)max. Front aspect upvc double glazed window with fitted shutters, radiator, built in wardrobes with hanging rails and shelving, television aerial point, access to loft space via pull down hatch with fitted ladder, smooth finish ceiling with inset lighting.

BEDROOM THREE

12' 11" x 10' 1" (3.94m x 3.07m)max. Rear aspect upvc double glazed window with fitted shutters, radiator, range of fitted wardrobes with hanging rails and shelving, smooth finish ceiling with inset lighting and coving.

BEDROOM FOUR

9' 1" x 7' 2" (2.77m x 2.18m) Front aspect upvc double glazed window with fitted shutters, radiator, smooth finish ceiling with inset lighting.

BATHROOM

Front aspect upvc opaque double glazed window, four piece suite comprising low level wc, bidet, pedestal mounted wash hand basin with mixer tap, panel enclosed enclosed bath with mixer tap and shower attachment, fitted screen. Chrome heated towel rail, fully tiled walls, tiled floor, smooth finish ceiling with inset lighting.

DOUBLE GARAGE

18' 3" x 17' 5" (5.56m x 5.31m)max. Front aspect twin up and over doors, power and light, wall mounted replacement gas central heating boiler and consumer unit, door to hallway, eave storage space.

REAR GARDEN

Low maintenance landscaped garden with space suitable for outdoor dining/entertaining with timber decking, feature raised koi carp pond, area of artificial lawn, further covered seating area, summer house, outside power points and water tap, fully enclosed via panel fencing with pedestrian gate to front giving access, space to side for bins and storage sheds.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

