



Wynter Road, Bitterne, Southampton, SO18 6NX

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## Wynter Road, Bitterne, Southampton, SO18 6NX

Hunters - are proud to have been entrusted with the instructions to sell this characterful detached family home in sought after, residential location. This house has been the subject of intelligent and sympathetic renovation and offers potential purchasers the ability to acquire a much loved and detached family home. The accommodation briefly comprises Sitting Room, Dining Room, 30' Kitchen Breakfast/Dining Room, Cloakroom downstairs while upstairs there is a Master Suite, 3 Further Bedrooms, Study and a Family Bathroom. Outside there is plenty of off-road parking and the Gardens are enclosed.







### **FRONT APPROACH**

Extensive gravelled driveway providing parking for several vehicles via double wooden gated access, wooden fence to front and sides.

### **ENTRANCE HALL**

Two windows to front, double radiator, wooden flooring, picture rail, stairs to first floor, door to under stairs storage cupboard, door to:

### **SITTING ROOM**

*3.58m (11' 9") x 3.33m (10' 11")*

UPVC double glazed window to front aspect, chimney breast with electric fireplace, double radiator, fitted carpet, TV point, picture rail,

### **DINING AREA**

*3.33m (10' 11") x 10' 11"*

Fitted carpet, double radiator, feature fireplace, picture rail, uPVC double glazed double doors to decking seating area.

### **KITCHEN/BREAKFAST ROOM**

*9.09m (29' 10") x 4.01m (13' 2")*

Range of base units, 1+1 bowl stainless steel sink unit with double drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, tumble dryer and cooker with extractor hood over, uPVC double glazed window to rear aspect, three uPVC double glazed windows to side aspect, double radiator, wood effect flooring, recessed LED ceiling spotlights,



wall mounted combination boiler, uPVC double glazed french double doors to garden, uPVC door to garden.

### **CLOAKROOM**

UPVC opaque double glazed window to side aspect, fitted with two piece suite comprising, wall mounted wash hand basin with tiled splash backs and low-level WC, radiator, wooden flooring.

### **LANDING**

Two uPVC double glazed windows to side aspect, fitted carpet, picture rail, three recessed ceiling spotlights, access to loft hatch, door to:

### **STUDY**

*1.85m (6' 1") x 1.32m (4' 4")*

UPVC double glazed window to front aspect, fitted carpet.

### **MASTER BEDROOM**

*4.34m (14' 3") x 4.01m (13' 2")*

UPVC double glazed window to rear and side aspect, fitted wardrobes, wooden flooring, TV point, picture rail, four recessed ceiling spotlights, door to Storage cupboard.



### EN-SUITE BATHROOM

Fitted with three piece suite comprising deep panelled bath with shower over, glass screen protector, wash hand basin in vanity unit with cupboards under and mirror with light, close coupled WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to side aspect, wooden flooring.

### BEDROOM 2

3.63m (11' 11") x 3.33m (10' 11")

UPVC double glazed window to front aspect, fitted wardrobes, chimney breast, double radiator, fitted carpet, picture rail.

### BEDROOM 3

3.33m (10' 11") x 3.18m (10' 5")

UPVC double glazed window to rear aspect, fitted wardrobes, chimney breast, double radiator, fitted carpet, picture rail.

### BEDROOM 4

2.01m (6' 7") x 1.70m (5' 7")

UPVC double glazed window to side aspect, built-in double wardrobe(s) with shelving, double radiator, fitted carpet, picture rail.



### BATHROOM

Fitted with three piece suite comprising deep paneled bath with shower over and glass screen protector, vanity wash hand basin in vanity unit with cupboards under and mirror with light, close coupled WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to side aspect, wooden flooring, two recessed ceiling spotlights.

### REAR GARDEN

Enclosed by wooden paneled fence to rear and sides, mainly laid to lawn with flower and shrub borders, summerhouse with graveled seating area, further timber decking seating area.

### DISCLAIMER

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.







Total area: approx. 133.4 sq. metres

«EpcGraph»

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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