

Guide Price £375,000 to £400,000

Bullar Road | Southampton | SO18 1GS

Charles Carr are delighted to offer a rarely available, turn of the Century property. This substantial house benefits from two reception rooms and a focal kitchen/ diner. Upstairs there are three double bedrooms with en- suite to master and a loft room which will make an ideal teenagers retreat. With character features retained throughout, this home has been lovingly restored and cared for by the current owners over the last 20 years. This is a well-proportioned family home set in Bitterne Park school catchment, an internal viewing is essential.

- Semi- Detached Family Home
  - Four Bedrooms
  - En- Suite To Master
- 7 Meter Kitchen/ Diner
  - Downstairs W/C
  - Off Road Parking
- Two Additional Reception Rooms
  - Set Over Three Floors
  - Retained Character Features

To the front of the property there is a blocked paved driveway, this creates off road parking for three cars. Enclosed by traditional dwarf brick wall and wrought iron fence. To the back of the driveway is a pedestrian gate to the rear garden.

The entrance hall retains original features throughout and feel open and inviting to anyone lucky enough to cross the threshold. With charm and character retained throughout, the entrance hall sets the story for the rest of the house.

The lounge is set to the front of the building and has a feature fireplace, set with original cornicing and ceiling rose. The kitchen and dining room is the focal point of the home, ideal for socialising and family living. With eye and base level units, set with complimentary work surfaces over and a feature island to maximise worktop space. The kitchen houses a range style cooker and has space for all necessary white goods. There is further space for a six seater dining table and the room is currently further furnished by a corner sofa.

Other benefits to downstairs include a downstairs W/C and a large reception room which would have previously been the dining room, ideal for a home office or snug.

The first floor is where this family home comes alive, all three bedrooms on this floor currently house double bedrooms. The bedroom at the back of the house is dressed as a guest room and has a vanity unit with wash basin. The master bedroom enjoys a Juliet balcony with garden views and has also been fitted with an En- Suite, set with a double shower unit and wash basin. Bedroom three is set to the front of the property and is serviced by the family bathroom. The bathroom has a corner shower unit with electric shower, panel enclosed bath and wash basin. The W/C is separate to for practicality.

There is a fixed staircase leading to the second floor, this is currently set out as a bedroom, with Velux style windows and ample space for a double bed. Offering additional storage and it has own private door makes this room an ideal teenagers retreat.

Outside the garden is enclosed by recently erected panel enclosed fence, the garden is mainly laid to lawn. From the back doors and gate there is a patio area, set with seating. To the back of the garden is a landscaped section to make the most of the summer months. At the rear of the garden is a brick construction outdoor oven and a decked area to make the most of the evening sun. There is also a brick construction outbuilding, set with a sliding door and currently used as storage, this could make a fantastic entertainment area.

Measurements

Lounge - 17' 5" x 12' 8" (5.3m x 3.87m)

Reception Two - 13' 0" x 12' 8" (3.96m x 3.87m)

Kitchen/Diner - 26' 1" x 11' 8" (7.94m x 3.55m)

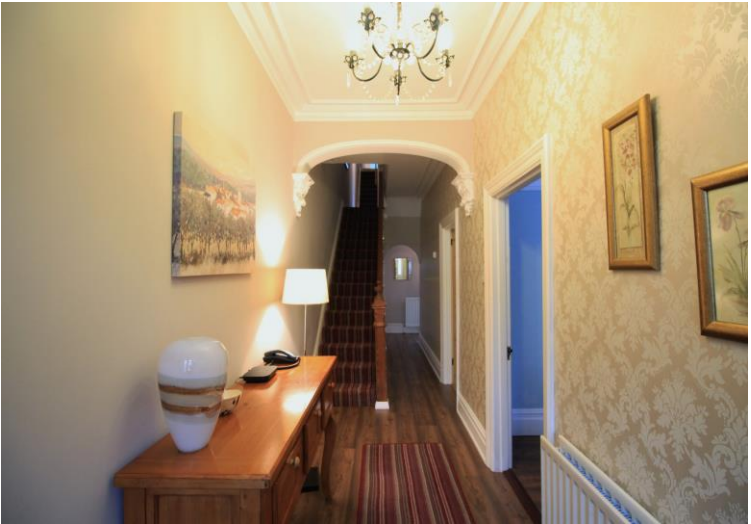
Master Bedroom - 12' 11" x 12' 8" (3.94m x 3.87m)

Bedroom Two - 19' 4" x 11' 6" (5.9m x 3.5m) Max

Bedroom Three - 14' 5" x 12' 8" (4.4m x 3.87m) Max

Family Bathroom - 7' 7" x 5' 3" (2.32m x 1.6m)

Loft Room/ Bed Four - 37' 10" x 10' 0" (11.54m x 3.06m) Max







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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