



10 Englefield Road, Bitterne Manor, Southampton, SO18 1AW

£375,000

WHITE & GUARD



# 10 Englefield Road

## Bitterne Manor, Southampton

**INTRODUCTION** An attractive early 1900's three bedroom detached period home situated in the popular location of Bitterne Manor. Offering excellent accommodation throughout and finished to a good standard.

The property briefly comprises an entrance hallway, a lounge with bay window, a separate dining room, a downstairs bathroom and a modern fitted kitchen open to the conservatory, making this a great space for the family or for entertaining. The first floor benefits from three bedrooms, two of which are doubles, with an en-suite shower room to the master. Additional benefits include period features, off road parking to the front and a mature rear garden.

**LOCATION** Bitterne Manor is close to Bitterne which has a thriving centre that offers a range of shops, general amenities and railway station, along with its own infant, primary, junior and senior schools.

Southampton's city centre with its broad range of shops, including WestQuay shopping centre, its bars, restaurants, amenities and mainline railway station is within easy reach. Southampton Airport being also around twenty minutes away. All main motorway access routes are also close by including M27 links east and west bound, via M3 to M25 and A3 to London.

**OUTSIDE** A dropped kerb to the front of the property gives access to the shingled driveway providing off road parking for one vehicle. A pathway provides access to the front door with a wooden gate to one side, providing access to the rear of the property. The rear garden is mainly laid to lawn with a decked area laid from the conservatory French doors. The garden has a variety of trees, bushes and shrubs throughout, with a summerhouse and a seating area to the rear. The garden is enclosed via wooden fence panelling.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade D







**INSIDE** This gorgeous family home is entered via the wooden front door opening into the entrance hall. The hallway is laid to wooden flooring, has a radiator to one wall, stairs leading to the first floor, with a door to one side opening to access the side of the property. Doors from the hallway access the principal accommodation. The lounge has a double glazed bay window to the front aspect with wooden shutters, is laid to carpeted flooring, with a radiator to one wall and further folding wooden shutters opening to the dining room. The lounge benefits from fitted storage cupboards. The dining room itself has a double glazed window to the rear aspect, is laid to carpeted flooring, with radiator to one wall and an original feature fireplace being the focal point of the room. An inner hall provides access from the entrance hall to the bathroom, the kitchen and the conservatory. There is a double glazed door to the side aspect and a continuation of the wooden flooring. The family bathroom is laid to tiled flooring, has a radiator to one wall, a claw foot bath, a wash hand basin, WC and an original feature fireplace. The stunning kitchen has a double glazed window to the side aspect, is laid to wooden flooring, with a mixture of wall and base units with cupboards and drawers under and wooden worktops over, as well as an inset stainless steel sink. Integrated appliances include a dishwasher, a washer/dryer, along with an oven, microwave and electric hob with extractor over. There is also space and plumbing for an American style fridge/freezer. The kitchen is open to the conservatory and creates a great space for entertaining. With a continuation of the wooden flooring, the conservatory has a radiator to one wall and double glazed windows to the rear and side aspects, with French doors to the side aspect opening to the garden, completing the ground floor accommodation.



The first floor landing has a double glazed window to the side aspect, is laid to carpeted flooring, has a loft hatch and doors leading to the bedrooms. The master bedroom has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator to one wall, an original feature fireplace and access to the en-suite shower room. The master en-suite has an obscure double glazed window to the front aspect, is laid to lino flooring, with a shower, a WC and a wash hand basin with storage under. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring, with a radiator to one wall and again benefits from an original feature fireplace. Bedroom three has a double glazed window to the side aspect, is laid to carpeted flooring, has a radiator to one wall, with an original feature fireplace and a built-in wardrobe.



## SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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### Disclaimer

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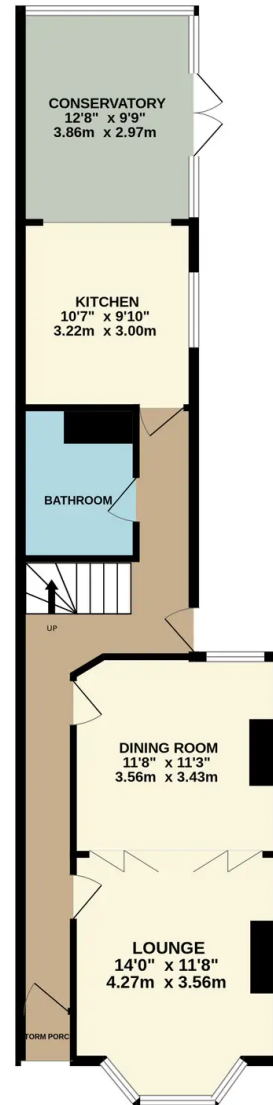
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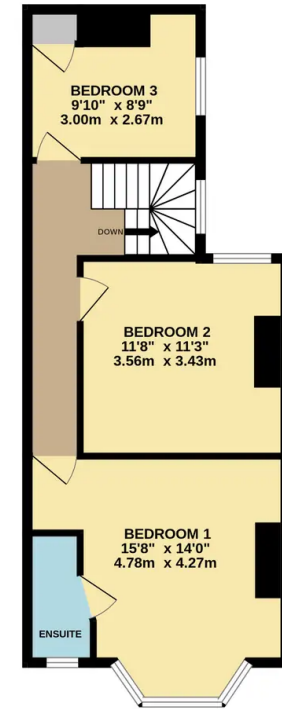
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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