



79 Newton Road, Bitterne Park, Southampton, SO18 1NJ

Guide Price £500,000 to £525,000

WHITE & GUARD



# 79 Newton Road

## Bitterne Park, Southampton

**INTRODUCTION** Situated in the popular location of Bitterne Park, this four bedroom detached family home is split over three floors and would make an ideal family home. The property offers excellent accommodation throughout, briefly comprising a generously sized entrance hall, a 16ft lounge, a separate family room, an L-shaped kitchen/dining room and a downstairs cloakroom. The first floor benefits from three bedrooms, two of which are doubles, and a modern fitted family bathroom. The top floor benefits from a 19ft bedroom and an en-suite shower room. Additional benefits include off road parking, a double length garage and a large enclosed rear garden.

**LOCATION** Bitterne Park benefits from its own primary and secondary schools, including popular Bitterne Park School. With a local library and Bitterne Park Triangle, which is a focal point in the area with a number of local shops and amenities nearby. The property is also in close proximity to Riverside Park which runs along the edge of the River Itchen - good for walking, cycling and kayaking in the river itself. Southampton's city centre with its broad range of shops, bars, restaurants, cinemas, amenities and mainline railway station is within easy reach, along with Southampton Airport being around twenty minutes away. All main motorway access routes are also close by, including M27, M3 and A3 to London.

**OUTSIDE** A dropped kerb to the front of the property provides access to a hard standing driveway for one vehicle. The driveway leads to access the double length garage which has double doors and parking for two cars. The front garden is low maintenance with a hard standing patio leading to the front door. Access to one side leads down to a wooden gate providing access to the rear garden. The rear garden itself has a hard standing patio accessed from the dining room leading to the lawn, with flowerbed borders on either side and trees to the end of the garden. The garden is enclosed via wooden fence panelling.

- Tenure - Freehold/EPC - Grade C
- Southampton City Council - Band E







## INSIDE

This attractive and well-presented family home is accessed via the original stained glass wooden front door opening into the entrance hall. The hallway is laid to wood flooring, has a radiator to one wall, stairs leading to the first floor with under stairs storage and access to all principal rooms. The 16ft lounge has a double glazed bay window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The family room is a relaxing space with access leading directly through into the dining room, is laid to carpeted flooring with a radiator to one wall. The dining room itself is laid to vinyl flooring, has double glazed windows and sliding doors to the rear aspect opening into the garden. There is a radiator to one wall and access leading round to the modern fitted kitchen and downstairs cloakroom. The kitchen itself, also accessed via the entrance hall, is laid to vinyl flooring and has a mixture of cream wall and base units with cupboards and drawers under and wood effect roll top worktops over. There is a stainless steel sink, with space for a washing machine, a dishwasher and a fridge/freezer. Integrated appliances include two ovens and an induction hob with extractor over. The cloakroom has an obscure double glazed window to the rear aspect, is laid to vinyl flooring, has a wash hand basin and WC.

The first floor landing has an obscure double glazed window to the side aspect, is laid to carpeted flooring, has stairs leading up to the top floor and access to all principal rooms. Bedroom one has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and two built-in wardrobes. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and a built-in storage cupboard housing the combi boiler. Bedroom three has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The family bathroom has an obscure double glazed window to the rear aspect, is laid to wood effect lino flooring and benefits from a heated towel rail. There is a panel enclosed bath with shower over, a wash hand basin and WC, with tiling to principal areas.

Bedroom four is located on the top floor loft conversion and has a double glazed window to the rear aspect, two Velux windows, is laid to carpeted flooring, has a radiator to one wall, access into the eaves and an en-suite shower room. The en-suite itself has an obscure double glazed window to the side aspect, is laid to tiled flooring and has partly tiled walls and a heated towel rail. There is the shower, a wash hand basin and WC.





## SERVICES

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

TENURE - Freehold

SOUTHAMPTON CITY COUNCIL - Band E

EPC - Grade C

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## Disclaimer

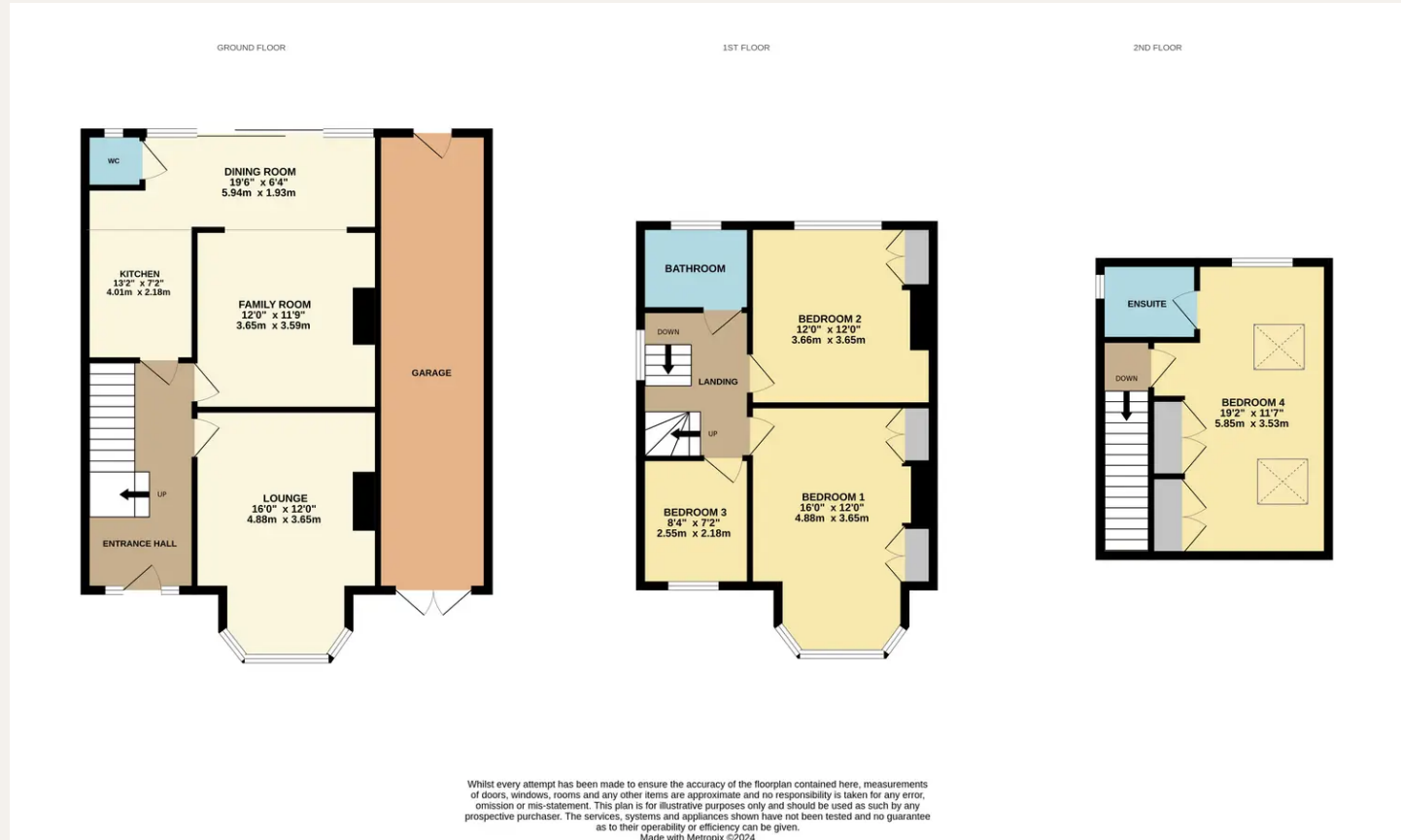
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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