



123 Peartree Avenue, Bitterne, Southampton, SO19 7JJ

£600,000

WHITE & GUARD

123 Peartree Avenue

Bitterne, Southampton

INTRODUCTION This well-presented and extended four double bedroom detached home has been finished to a high standard throughout.

Accommodation comprises a generously sized entrance hall, a stunning 20ft kitchen/breakfast room open plan to both the dining room and the conservatory, as well as a utility room with WC. The first floor benefits from four double bedrooms, with a dressing room and en-suite shower room to the master bedroom, along with a modern family bathroom.

Additional benefits include off road parking for multiple vehicles, a garage, a low maintenance rear garden with decking and an outbuilding with power and lighting.

LOCATION Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior and senior schools and train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

OUTSIDE The front of the property benefits from off road parking for multiple vehicles on a hard standing driveway, which leads to access the garage and the front door of the house. The garage benefits from double doors and is used for storage. The rear garden has been landscaped with decking laid from the rear of the house. Steps lead down to the remaining garden which is laid to lawn. There is an outbuilding with power and lighting, along with a double glazed door to both the front and side aspects and a double glazed window to side aspect.

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





INSIDE

This attractive and well-proportioned family home is entered via the composite front door opening into the entrance hall. The hallway is laid to oak wood flooring, has a radiator to one wall, stairs to the first floor with under stairs storage and access to the dining room, kitchen/breakfast room and utility. The utility room is laid to oak wood flooring, has space and plumbing for a washing machine and a tumble dryer, with a wash hand basin and WC to one end. The stunning kitchen/breakfast room is laid to oak wood flooring, has wall and base units with cupboards and drawers under along with marble effect worktops over, an inset Butler sink and a boiling water tap. There is a separate island with cupboards and drawers under and again with marble effect worktops over, as well as an induction hob. Integrated appliances including a double oven, an induction hob with built-in extraction, as well as a dishwasher. There is also space for an American style fridge/freezer. The kitchen opens out to both the dining room and the conservatory. The dining room has a continuation of the oak wood flooring, a radiator to one wall and a gas fireplace, a cosy focal point of the room. The lounge is accessible from the dining room via wooden sliding doors and has double glazed bay windows to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The bright and airy conservatory has a double glazed door to the side aspect, windows to one side and the rear, along with French doors to the rear aspect opening to the garden. There is a continuation of the oak wood flooring and two radiators.



The first floor landing has a double glazed window to the front aspect, is laid to carpeted flooring and has doors leading to the bedrooms and bathroom. Bedroom one has two double glazed windows to the rear aspect, a Velux window, carpeted flooring to the bedroom area with wood flooring to the dressing area. The room has a radiator to one wall and a door opening to the en-suite shower room. The en-suite itself has tiled flooring and walls, a heated towel rail, a shower, a wash hand basin and WC. Bedroom two has a double glazed bay window to the front aspect, carpeted flooring, a radiator to one wall and the loft hatch. Bedroom three has a double glazed window to the front aspect, carpeted flooring and a radiator to one wall. Bedroom four has a double glazed window to the rear aspect, laminate flooring and a radiator to one wall. The stylish bathroom has an obscure double glazed window to the rear aspect, a Velux window and tiled effect lino flooring, with an oval bath, a wash hand basin, WC and a heated towel rail.

SERVICES

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

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



rightmove

PRS Property Redress Scheme

Zoopla



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.

Made with Metropix ©2024