



95 Woodmill Lane, Bitterne Park, Southampton, SO18 2PA

£400,000

WHITE & GUARD

# 95 Woodmill Lane

## Bitterne Park, Southampton

**INTRODUCTION** Situated within the popular location of Bitterne Park, this three bedroom detached family home has been completed to a high finish throughout. The property offers excellent accommodation and briefly comprises an entrance hall, a 16ft lounge with bay window, 16ft modern fitted kitchen, an 18ft dining room overlooking the rear garden, with a downstairs cloakroom and a utility room. To the first floor are three bedrooms, a family bathroom and a separate WC. Additional benefits include off road parking, a garage, along with front and rear gardens.

**LOCATION** Bitterne Park benefits from popular Bitterne Park School, along with a local library and Bitterne Park Triangle - a focal point in the area which also has 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 gives access to the hard standing driveway providing off road parking for one vehicle. The driveway leads to access the both the front door and the garage. The front garden is mainly laid to lawn with flowerbeds and bushes, as well as being enclosed by a stone wall to both the front and side of the property. The rear garden has decking laid from the rear of the house and has steps leading down to an area laid to lawn. There are flowerbeds bordering the garden with a raised hard standing area to one side and the garden is enclosed via a wooden fence panelling.

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





## INSIDE

This attractive family home is entered via the wooden front door opening into the entrance hall. The hallway has a double glazed window to the front aspect, is laid to wooden flooring, has a radiator to one wall, stairs leading to the first floor with a cloakroom under, and has access to all principal rooms. The 16ft lounge has a double glazed box bay window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The cloakroom has an obscure double glazed window to the side aspect, is laid to vinyl flooring, has a heated towel rail, a WC and storage, which goes under the stairs. The stunning 16ft modern fitted kitchen has a double glazed window to the side aspect, a single door and double doors to the rear aspect opening to the dining room, with views through to the rear garden. Laid to laminate flooring, the kitchen has a mixture of wall and base units with cupboards and drawers under and wooden worktops over, along with a composite sink. Integrated appliances include an oven and hob with extractor over, a microwave and a dishwasher, with space for an American style fridge/freezer. The utility is accessible via the kitchen and has a double glazed window to the side aspect, is laid to laminate flooring and has both space and plumbing for a washing machine, and the combi boiler is found to one wall. The dining room has a double glazed window to the side aspect, bi-folding doors to the rear aspect opening to the garden, benefits from a sky light, is laid to wood flooring, with a radiator to one wall and access opening through to the garage.

To the first floor, the landing has an original stained glass window to the side aspect, is laid to carpeted flooring, has a loft hatch and doors leading to the bedrooms and bathroom. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator to one wall. 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 tiled flooring, has a partly tiled walls, a heated towel rail, a P-shaped bath with shower over, as well as a wash hand basin with storage under. The separate toilet has an obscure double glazed window to the side aspect, is laid to tiled flooring, has a radiator to one wall and the 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.

## BROADBAND

Superfast Fibre Broadband is available with download speeds of up to 47-67 Mbps and upload speeds of up to 14-20 Mbps. Information has been provided by the Openreach website.

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## 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.



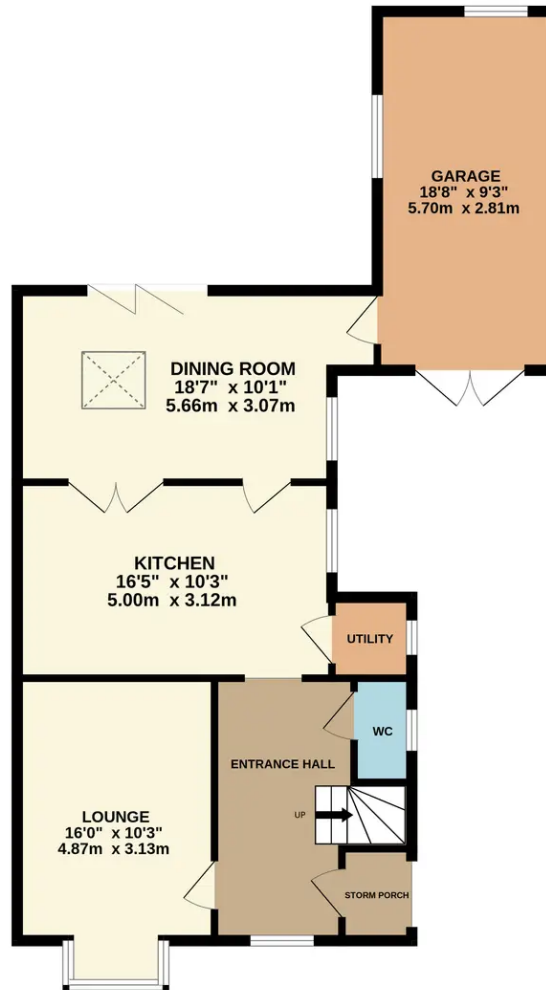
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PRS Property Redress Scheme

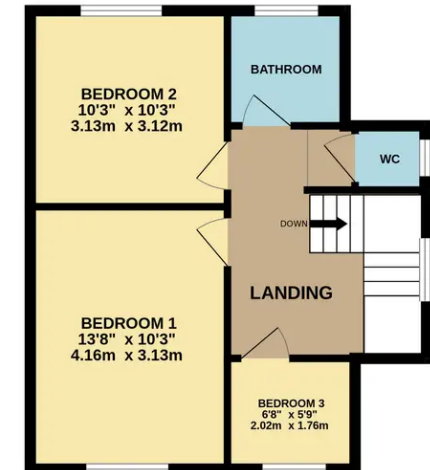
Zoopla



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.  
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