



39 Deacon Crescent, Southampton, SO19 7BS

Offers Over £475,000

WHITE & GUARD

# 39 Deacon Crescent

## Bitterne, Southampton

**INTRODUCTION** Situated in the popular location of Bitterne, this attractive and extended four bedroom detached home has been finished to a high standard, offering excellent accommodation throughout. Accommodation on the ground floor briefly comprises a generously sized entrance hall, a 15ft lounge, a family room open plan to the 19ft kitchen/diner, a utility room and downstairs WC. The first floor has four bedrooms, three of which are doubles, and a modern family bathroom. Additional benefits include a newly fitted boiler, wooden window shutters to the front of the property, off road parking to the front and an enclosed landscaped rear garden.

**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** A dropped kerb to the front of the property gives access to a hard standing driveway providing off road parking for multiple vehicles. Steps lead up the front door. Metal gates to the side open to provide access down the side of the property to access the rear garden. The rear garden itself has a hard standing patio from the rear of the house with steps leading up to artificial grass. Trees border the rear of the garden to create privacy and the garden also benefits from outside power points. The garden has panel enclosed fencing to both sides and a brick wall to the rear.

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





## INSIDE

This well-presented family home is entered via the composite front door opening into the entrance hall. The hallway has two double glazed stained glass windows to the front aspect, wooden flooring, has two radiators and stairs leading to the first floor with under stairs storage. The 15ft lounge has a double glazed bay window to the front aspect, wooden flooring, two radiators and space for an inset electric fireplace with wooden mantle. The cloakroom has an obscure double glazed window to the side aspect, tiled flooring, a radiator, a WC and a wash hand basin with storage under. The family room again has wooden flooring, a radiator to one wall and direct access through to the kitchen/diner. The 19ft kitchen/diner has double glazed bi-folding doors to the rear aspect opening out to the garden. This open plan space has five Velux windows, a mixture of floor to ceiling units, with a central island which benefits from quartz worktops and an inset stainless steel sink with mixer tap. Integrated appliances include two fridge/freezers, a double oven, a microwave oven, a coffee machine, an induction hob with extractor over, as well as a dishwasher. The room is laid to tiled flooring with underfloor heating, and a door to one side opens into the utility room. The utility room itself is again laid to tiled flooring, with a radiator to one wall and a UPVC double glazed door to the side aspect. There are a mixture of wall and base units with roll top worktops and a stainless steel sink, along with space and plumbing for a washing machine and a tumble dryer.



The first floor landing has wooden flooring, a double glazed window to the side aspect, a loft hatch opening to a partially boarded loft, along with doors to the bedrooms and bathroom. Bedroom one has a double glazed bay window to the front aspect, is laid to wooden flooring and has two radiators. Bedroom two has a two double glazed window to the rear aspect, is again laid to wooden flooring and has a radiator to one wall. Bedroom three has two double glazed windows to the rear aspect and is again laid to wooden flooring with a radiator to one wall. Bedroom four has a double glazed window to the front aspect, is laid to wooden flooring, has a radiator to one wall and built-in wardrobes. The bathroom has two obscure double glazed window to the side aspect, is laid to tiled flooring, with a heated towel rail that can be used via the gas central heating or electric heating. There is a panel enclosed bath with shower over, a WC, a wash hand basin with built-in storage, as well as an anti-fog mirror with adjustable lighting.

## 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

Virgin Broadband is available with download speeds of up to 504 Mbps and upload speeds of up to 71.3 Mbps. Information has been provided by the vendor.

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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.



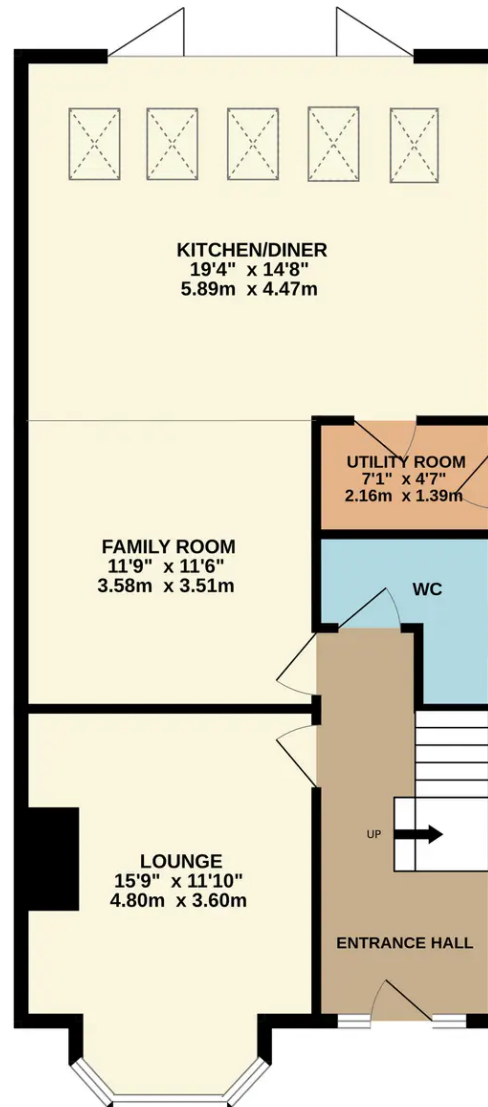
rightmove

PRS Property Redress Scheme

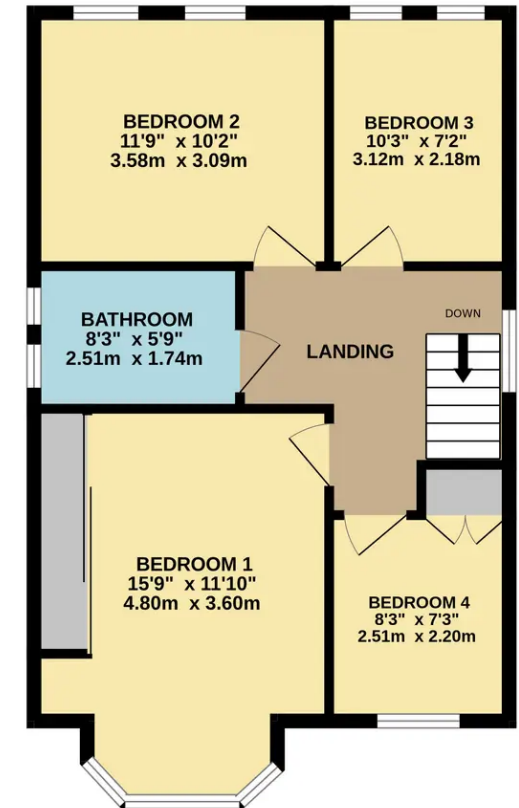
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GROUND FLOOR



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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