



34 Wynter Road, Bitterne, Southampton, SO18 6NY

£600,000

WHITE & GUARD

34 Wynter Road

Bitterne, Southampton

INTRODUCTION This extended four/five bedroom detached family home has been finished to a high standard throughout and offers excellent accommodation. The property comprises an entrance hall, a lounge, a stunning 19ft kitchen open plan to the 19ft family & dining room overlooking the rear garden, a utility room, downstairs shower room and a study/bedroom five on the ground floor. The first floor benefits from three bedrooms, with en-suite shower rooms to both bedroom one and two, a separate family bathroom, as well as a study with access leading up to the loft conversion and bedroom four. Additional benefits include off road parking to the front for multiple vehicles, and a large enclosed landscaped garden to the rear with a purpose-built garden room.

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 blocked paved driveway to the front of the property provides off road parking for multiple vehicles, with flowerbeds bordering the front and one side. The blocked paving follows down the side of the property to access the rear garden, via a gate. The rear garden is laid to patio stone from the rear of the house leading to an area laid to lawn. A pathway leads to the rear part of the garden which has flowerbeds and vegetable patch to one side. A raised area to the end of the garden is laid to artificial grass to has access to the garden room.

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





INSIDE This attractive home is entered via the composite front door opening into the entrance hall. The hallway has laminate flooring, a radiator, stairs leading to the first floor, under stairs storage and a door opening through to the kitchen. The stunning 19ft kitchen has a double glazed window to the side aspect, tiled flooring and a radiator. The mixture of white wall and base units with cupboards and drawers under, also have black work surfaces over and an inset sink with mixer tap. There is a central island with a breakfast bar to one side and a black granite work surface which has an integrated hob to the other, as well as an extractor over. Further integrated appliances include a double oven, with space for an American style fridge/freezer. The utility room is accessible via the kitchen and has a continuation of the tiled flooring, space and plumbing for a washing machine and a tumble dryer. The equally stunning 19ft dining room opens directly from the kitchen and has a continuation of the tiled flooring, which highlights the abundance of space for the family and for entertaining. Bi-folding doors to the rear aspect open to the garden, where there is also a skylight. Access to both the study/bedroom five and the downstairs shower room are found to one side of the dining room. The shower room itself has an obscure double glazed window to the side aspect, tiled flooring, a radiator to one wall, a shower, a WC and a wash hand basin. The study/bedroom five has double glazed French doors to the rear aspect, tiled flooring and a radiator.

The first floor landing has a double glazed window to the side aspect, carpeted flooring and a built-in storage cupboard. The family bathroom has an obscure double glazed window to the side aspect, tiled flooring, a heated towel rail, a panel enclosed bath with shower over, a WC and a wash hand basin. Bedroom one has a double glazed window to the rear aspect, carpeted flooring, a radiator and built-in wardrobes. A door to one side opens to the en-suite bathroom which has tiled flooring, a panel enclosed bath with shower over, a WC, 'his and hers' wash hand basins and a heated towel rail. Bedroom two has a double glazed bay window to the front aspect, carpeted flooring and a radiator. A door to one side opens to the en-suite shower room which has tiled flooring, a shower, a wash hand basin, WC and a heated towel rail. Bedroom three has a double glazed window to the rear aspect, carpeted flooring and a radiator. The study has double glazed window to the front aspect, carpeted flooring and stairs leading up to the loft conversion and bedroom four. With a double glazed window to the side aspect, bedroom four has laminate flooring, a built-in storage cupboard, a radiator and access to eaves storage.



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

Gfast Fibre Broadband is available with download speeds of up to 330-330 Mbps and upload speeds of up to 33-50 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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