



32 Woodmill Lane, Bitterne Park, Southampton, SO18 2PB

Offers Over £350,000

WHITE & GUARD

32 Woodmill Lane

Bitterne Park, Southampton

INTRODUCTION With a stunning interior, this three bedroom detached family home is situated in the popular location of Bitterne Park and has been finished to a good standard throughout. Accommodation on the ground floor briefly comprises an entrance porch, an entrance hall, a 14ft lounge, a 16ft kitchen/diner, bright conservatory, downstairs WC and a study/home office which could also be used as a fourth bedroom. The first floor has three bedrooms, bedroom one with a bay window, and a family bathroom. Additional benefits include off road parking to the front and a generously sized, enclosed rear garden. This family home comes with more facilities than a typical three bedroom detached house in the area. An early viewing is recommended to fully appreciate the accommodation on offer

LOCATION Bitterne Park benefits from its own primary and secondary schools, with local shops, amenities and Riverside Park nearby. 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 blocked paved driveway to the front of the property provides off road parking. The rear garden is of a generous size, perfect for outdoor entertaining and one of the larger gardens on Woodmill Lane. Mainly laid to lawn with a hard standing patio from the back door and a storage shed, the garden is also wooden fence enclosed. The current vendors did undertake extensive work in recent years to level out the garden as much as possible, thus adding to its versatility.

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





INSIDE

Entering via the UPVC double glazed front door into the entrance porch with access opening into the entrance hall. The hallway has laminate flooring, a radiator, stairs leading to the first floor and access to both the lounge and the kitchen/diner. The 14ft lounge has a double glazed bay window to the front aspect, laminate flooring, a radiator and a feature fireplace with wooden mantle and tiled hearth. The 16ft kitchen/diner has a double glazed window to the side aspect, laminate flooring and a radiator. There is a mixture of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink. Integrated appliances include a dishwasher, a double oven and hob with extractor over, as well as space for a fridge/freezer to one end. The conservatory is accessible via steps leading from the kitchen/diner. There are double glazed windows and French doors to the rear aspect opening to the garden. Laid to laminate flooring and with a radiator to one wall. A doorway to one side opens to access an inner hallway in turn leading to the downstairs WC and study. The WC has an obscure double glazed window to the side aspect, lino flooring, a WC, a wash hand basin and a radiator. The study/home office has a double glazed window to the rear aspect, with part lino and part carpeted flooring and benefits from a built-in storage cupboard.. There is also space and plumbing for both washing machine and a tumble dryer. With the potential to be used as a fourth bedroom, the study is a very versatile space.

To the first floor landing, is an obscure double glazed window to the side aspect, carpeted flooring, a loft hatch and doors to the bedrooms and bathroom. Bedroom one has a double glazed bay window to the front aspect, laminate flooring, a radiator and a built-in storage cupboard. Bedroom two has a double glazed window to the rear aspect, laminate flooring and a radiator. Bedroom three has a double glazed window to the front aspect, laminate flooring and a radiator. The bathroom has an obscure double glazed window to both the side and rear aspects, benefits from tiled flooring and walls along with a heated towel rail. There is a corner shaped bath, a WC and a pedestal wash hand basin which completes the first floor accommodation.

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 246-330Mbps and upload speeds of 23-50 Mbps. Information has been provided by the Openreach website.

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Disclaimer

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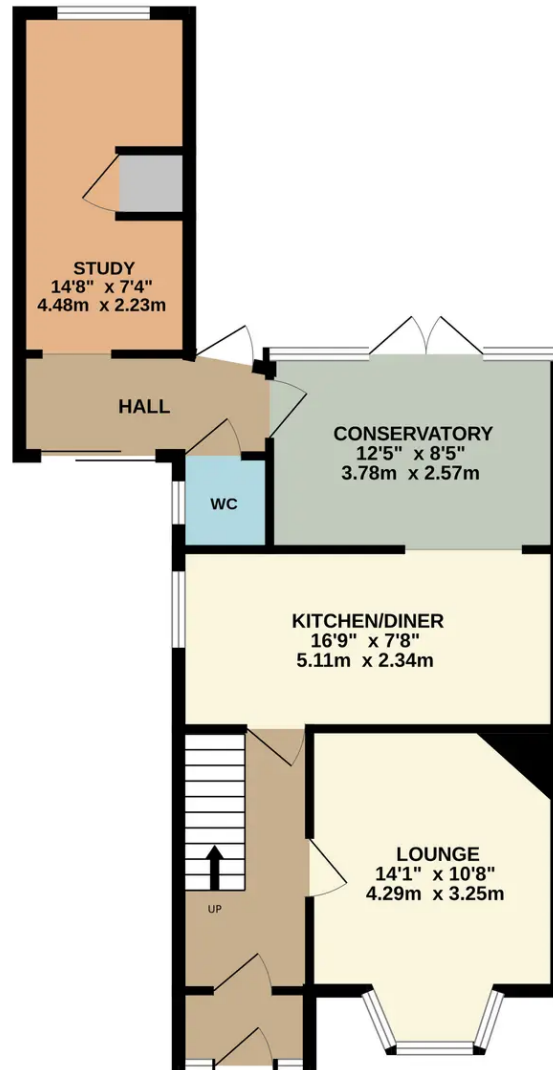
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PRS Property Redress Scheme

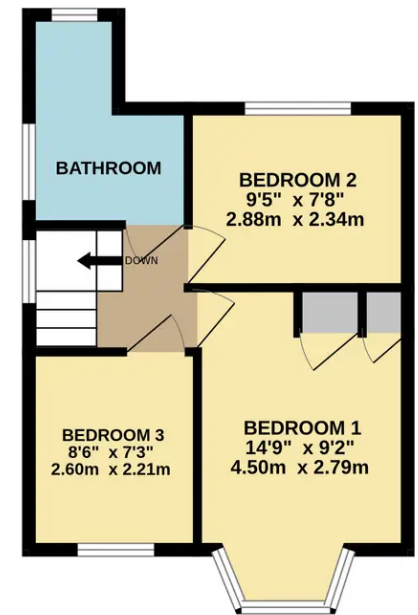
Zoopla



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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