



1 Pine Drive East, Thornhill Park - SO18 5RH

In Excess of £400,000

WHITE & GUARD

# 1 Pine Drive East

Thornhill Park, Southampton

## INTRODUCTION

Constructed by Herbert Collins, this three bedroom semi detached house is located in the highly desirable location of Thornhill Park. The property has been extended and finished to a high standard throughout and comprises of an entrance hall, downstairs WC, 17ft lounge, separate dining room, open plan kitchen diner and study on the ground floor. Upstairs there are three double bedrooms and fitted shower room. The property also benefits from off road parking for multiple vehicles, garage used for storage and mature front and rear gardens.

## LOCATION

Thornhill Park is close to Bitterne which has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior, senior school and train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre. 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 via M27 east and west bound, including M3 to M25 and A3 to London.

## OUTSIDE

The front of the property benefits from a hard standing driveway providing off road parking for multiple vehicles, the mature front garden is laid to lawn with mature bushes, shrubs and plants. A hard standing pathway leads to access the front door. The rear garden is mainly laid to lawn with a hard standing patio from the back door. The garden is landscaped with bushes and plants and benefits from two storage sheds, greenhouse, children's playhouse and pond. The garden is enclosed via a wooden fence.

- Tenure - Freehold
- Eastleigh Borough Council Band D
- EPC - Grade D





## INSIDE

Entering via the composite front door into the entrance hall with wood flooring, radiator to one wall, stairs to first floor and access to downstairs WC, lounge and separate dining room. The downstairs WC is situated off the entrance hall and has an obscure double glazed window to rear aspect, wood effect laminate flooring, partly tiled walls, radiator to one wall, WC and wash hand basin. The lounge has a double glazed window to front aspect, double glazed patio doors to rear aspect opening to the garden, two radiators, wood flooring and a feature fireplace with wood surround and tiled flooring. The dining room has a double glazed bay window to front aspect, double glazed window to side aspect, wood flooring, radiator to one wall and access opening to the kitchen diner. The kitchen diner has two double glazed windows and patio doors to side aspect and bi-folding door to rear aspect, both opening to the garden, a central skylight to maximise natural light, tiled flooring, two radiators and a mixture of wall and base units with rolltop worktops and stainless-steel sink, a range cooker with extractor over and space for fridge freezer, washing machine and dishwasher. The study is accessible from the kitchen diner and has a double glazed window to rear aspect, laminate flooring and access to the garage via a UPVC double glazed door. The garage has an electric roller door, power and lighting and space for tumble dryer and undercounter freezer.

Upstairs the first floor landing has a double glazed window to rear aspect, carpeted flooring, loft hatch and access to all principal rooms. Bedroom one has a double glazed window to both front and side aspect, carpeted flooring, radiator to one wall and a built in wardrobe. Bedroom two has a double glazed window to rear aspect, carpeted flooring and radiator to one wall. Bedroom three has two double glazed window to front aspect, wood effect laminate flooring, radiator to one wall and a built in wardrobe. The shower room has an obscure double glazed window to rear aspect, tiled flooring and walls, heated towel rail, walk in shower, WC and wash hand basin.



## 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

Toob Broadband is available with download speeds of up to 900 Mbps and upload speeds of up to 300 Mbps. Information has been provided by the Vendor. Please seek verification prior to purchase.

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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.



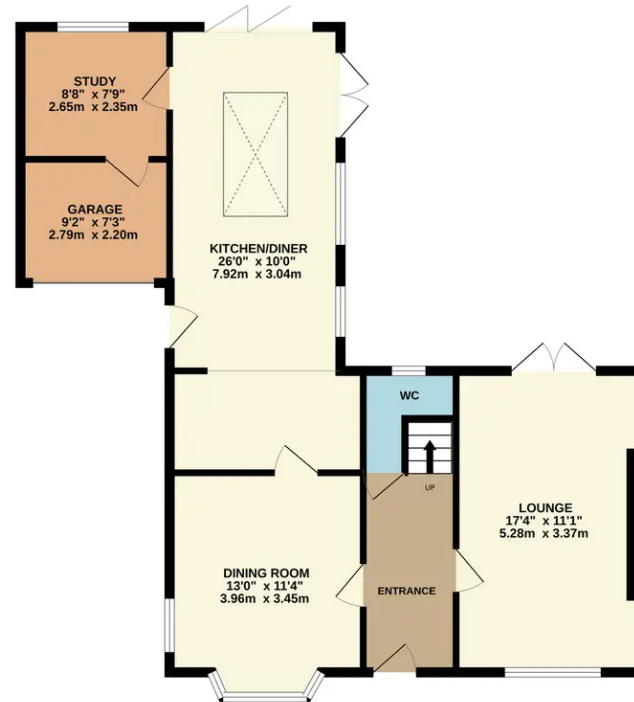
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PRS Property Redress Scheme

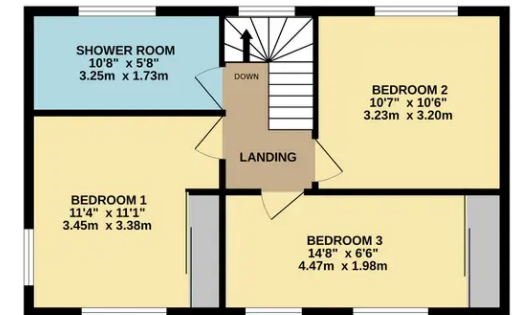
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GROUND FLOOR



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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