



4 Kesteven Way, Bitterne, Southampton, SO18 5RJ

£375,000

WHITE & GUARD

4 Kesteven Way

Bitterne, Southampton

INTRODUCTION

Situated in the popular location of Kesteven Way in Bitterne, this three bedroom semi-detached family home offers excellent accommodation throughout and has been finished to a high standard. Accommodation briefly comprises an entrance hall, a lounge, a dining room overlooking the rear garden, a fitted kitchen and WC on the ground floor. Whilst the first floor has three bedrooms, two of which are doubles, and a modern fitted bathroom. Additional benefits include off road parking to the front with an electrical vehicle charger point, low maintenance front and rear gardens and a summerhouse.

LOCATION

Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own train station. There is a 'Good' Ofsted rated school within walking distance from the property. 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.

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





INSIDE This well-presented family home is entered via the obscure double glazed front door opening into the entrance hall. The hallway has an obscure double glazed window to the side aspect, is laid to tiled flooring, has a radiator to one wall, stairs leading to the first floor with under stairs storage, and doors leading to the principal rooms. The WC is located under the stairs, is laid to wooden flooring, and also has a wash hand basin. The lounge has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and an open fireplace with stone hearth. The dining room has a double glazed bay window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and an open fireplace with brick surround and tiled hearth. The fitted kitchen has a double glazed window to both side aspects and a double glazed door to the rear aspect opening out 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 ceramic sink. There is space for a washing machine, a fridge/freezer and a cooker with extractor over.

The first floor landing has a double glazed window to the side aspect, is laid to wooden 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 wooden flooring and has a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, is laid to wooden flooring, has a radiator to one wall and a built-in storage cupboard. Bedroom three has a double glazed window to the rear aspect, is laid to wooden flooring and has a radiator to one wall. The modern bathroom has an obscure double glazed window to the front aspect, benefits from tiled flooring and walls, along with underfloor heating and a heated towel rail. There is a panel enclosed bath with a shower over, a WC and fitted wash hand basin with storage under.

OUTSIDE A dropped kerb to the front of the property gives access to metal gate opening to a hard standing driveway, providing off road parking for multiple vehicles and has an electrical vehicle charge point. The front garden is mainly laid to lawn with mature flowerbeds, plants and trees. Metal gates down the side of the property provide access to the rear garden. The rear garden itself is mainly laid to lawn with decking leading from the rear of the house. A blocked paved pathway leads to the end of the garden to access a storage shed and an outbuilding. The garden is bordered with plants and bushes. The outbuilding has French doors and a window to the front aspect, has power and lighting and can be used as a home gym, office or a summerhouse.



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

Ultrafast Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 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.

