



53 Dell Road, Bitterne Park, Southampton, SO18 1QT

Guide Price £375,000 to £400,000

WHITE & GUARD

# 53 Dell Road

## Bitterne Park, Southampton

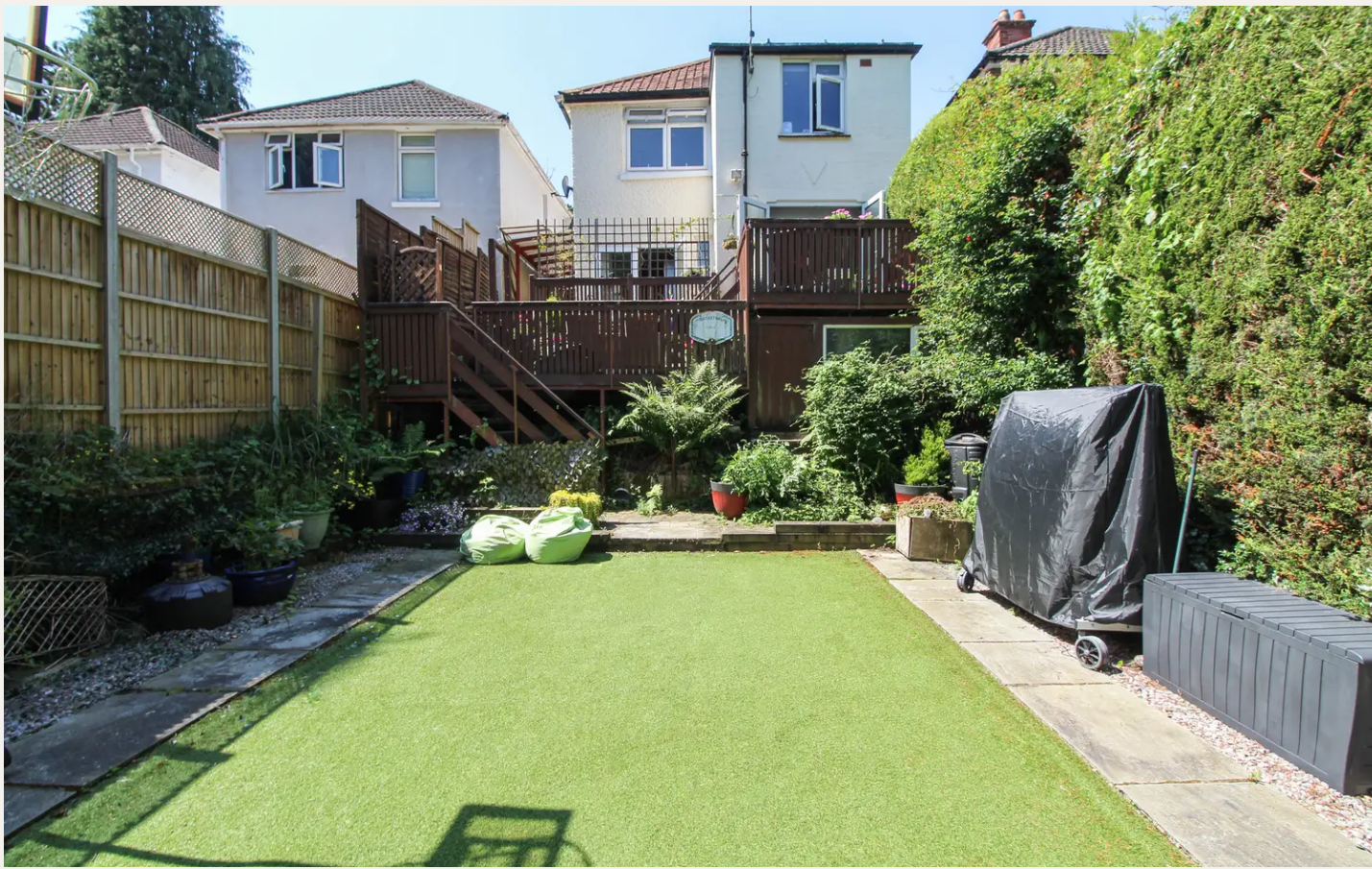
**INTRODUCTION** Set in the popular location of Bitterne Park, comes this extended four bedroom detached home. Accommodation briefly comprises a porch, an entrance hall, a living room with bay window, a downstairs shower room and an extensive 20ft dining room open plan to the fitted kitchen. Whilst the first floor comprises four bedrooms and a family bathroom. Additional benefits include a driveway with parking for one car, a lean-to used for storage, an enclosed rear garden with decking and an insulated workshop (which could be turned into a home office). To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

**LOCATION** Bitterne Park benefits from its own primary and secondary schools, a local library and Bitterne Park Triangle. The property is also in close proximity to Riverside Park which runs along the edge of the River Itchen. 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.

**OUTSIDE** To the front of the property, there is a concrete driveway with flower, shrub and tree borders, as well as a gated side access to the rear. A lean-to down runs down the full length of the house and is a covered structure used to store bikes and garden equipment etc. with access to the rear garden. The rear garden itself enjoys a sunny aspect, with both decking and grassed areas. The decking is accessed straight from the double French doors to the rear of the property and there are steps down to the rear garden, which is mainly laid to artificial grass. There is also an insulated workshop to the rear, which could be turned into a home office. The garden is enclosed via wood fence panelling.

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





**INSIDE** This well-proportioned property is entered via the double glazed glass featured front door opening into the porch, which has a second single glazed door opening through into the entrance hall. The hallway is laid to laminate wood flooring, has carpeted stairs leading to the first floor, with a radiator and doors leading to the ground floor accommodation. The living room has a double glazed bay window to the front aspect, is laid to oak flooring, has an electric fire place, TV points and a radiator. The extensive open plan area to the rear of the house comprises a 20ft dining room open to the fitted kitchen, and includes the ground floor shower room. The 20ft dining room, accessed from the hallway, is laid to laminate flooring and has French doors opening to the rear, providing direct access to a decked area which enjoys a sunny aspect all day long. Access to one side of the dining room leads straight into the kitchen. The kitchen itself has a range of wall and base units with cupboards and drawers under, along with worktops over, a ceramic Butler sink with granite drainer and a mixer tap. Integrated appliances include an electric oven and grill, an electric hob and an extractor over. There is space for an American style fridge/freezer and other appliances. The kitchen also boasts a granite breakfast bar to one side and is laid to laminate flooring. With a double glazed window to the side aspect, there are also French doors to the rear aspect opening out to access the rear garden. The ground floor shower room has a walk-in shower, a wash hand basin and WC, benefits from being fully tiled and has an extractor fan. Accessed from the front of the property, there is a lean-to down the full length of the house on the right hand side.



The first floor landing is laid to carpeted flooring, has access to a boarded loft and a double glazed window to the side aspect. Bedroom one has double glazed window to the front aspect, is laid to carpeted flooring, with a large triple fitted wardrobe and a radiator. Bedroom two has a double glazed window to the rear and side aspects, is laid to carpeted flooring and has a radiator. This room has currently been split into two usable rooms. The two rooms measure 9'5 x 7'6 and 7 x 9'7 respectively. The third bedroom has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator. The fourth bedroom is laid to laminate flooring, has a double glazed window to the side aspect and a radiator. The bathroom has a double glazed obscure window to the front aspect, a panel enclosed bath with shower over, including a hand held shower plus a rainfall shower, a wash hand basin and WC. The bathroom also benefits from a heated towel rail and is part-tiled with tiled flooring.

## 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

Superfast Fibre Broadband is available with download speeds of up to 54-78 Mbps and upload speeds of up to 14-20 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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