



4 Prospect Road, Bitterne, Southampton, SO19 7DG

Guide Price £400,000 - £425,000

WHITE & GUARD

4 Prospect Road

Bitterne, Southampton

INTRODUCTION

Set on a large corner plot in a cul-de-sac location and within the heart of Bitterne, comes this beautifully presented four bedroom detached family home built in 2016. Accommodation on the ground floor briefly comprises a well-proportioned 15ft living room, a 17ft modern fitted kitchen/diner enjoying views over the rear garden, a utility room and a cloakroom. Whilst to the first floor, there are four bedrooms, two of which are doubles, an en-suite to the master and a family bathroom. Additional benefits include solar panning, off road parking and a wooden carport - providing ample off road parking, as well as a good-sized mature rear garden overlooking allotments. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

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.

AGENTS NOTE Maintenance charge of £200 per annum applies for upkeep of the unadopted road. The current vendors own the solar panning at the property (more information available upon request).

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





INSIDE The double glazed front door opens directly through into the inviting entrance hall. The hallway is laid to tiled flooring, has a staircase leading to the first floor and doors leading to all principal accommodation. The beautiful 15ft living room is a bright room with a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The cloakroom is laid to tiled flooring, has a wash hand basin with tiled splashback, a WC and a radiator. The 17ft kitchen/diner, a well-proportioned 17ft room, boasts light with a double glazed window and double glazed French doors to the rear aspect, which provide direct access out to the rear garden. The modern kitchen is laid to tiled flooring and comprises a range of wall and base units with cupboards and drawers under and work surfaces over, along with a one and a half sink/drain. Integrated appliances include an electric oven and four-ring gas hob with extractor over, as well as space for a dishwasher. The ceiling is skimmed and has hanging lights. To one side of the kitchen a door opens through into the utility room which has work surfaces and plumbing for both a washing machine and a dryer.

To the first floor, the landing is laid to carpeted flooring and has access to the loft via a loft hatch, which is partially boarded and has both ladder and light. The good-sized master bedroom has a double glazed window to the rear aspect, is laid to carpeted flooring, with a radiator to one wall and a wall bracket for a TV. A door to one side opens into the en-suite which has a wash hand basin, a shower cubicle, a WC and is part tiled. Bedroom two, also a good-sized double room, has a double glazed window to the front aspect, is laid to carpeted flooring and benefits from space for two free standing wardrobes. Bedroom three has a double glazed window to the rear aspect, is laid to carpeted flooring, with a radiator to one wall. Bedroom four has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The family bathroom is part tiled and has a modern suite comprising a panel enclosed bath, a pedestal wash hand basin, mirrored cabinet, WC, and a towel rail.

OUTSIDE The property comes with off road parking and a wooden carport to the front, providing two parking spaces - one being under cover. To the rear of the property, there is a good-sized wrap round rear garden which is mainly laid to lawn, with a patio area and raised wall, as well as a shed. There is side access to the front, where there is a patio stone pathway to the front door, an array of shrubs and trees, and the property backs on to allotments making it very private with no neighbouring properties overlooking the rear.



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 900 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.



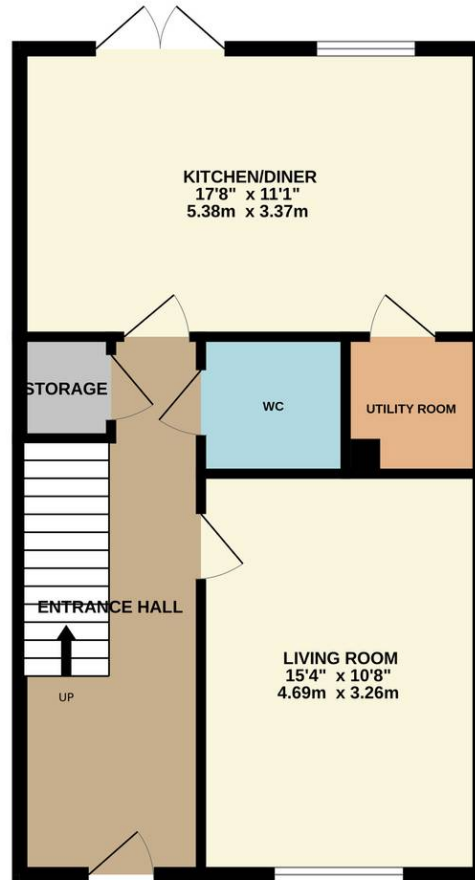
rightmove

PRS Property Redress Scheme

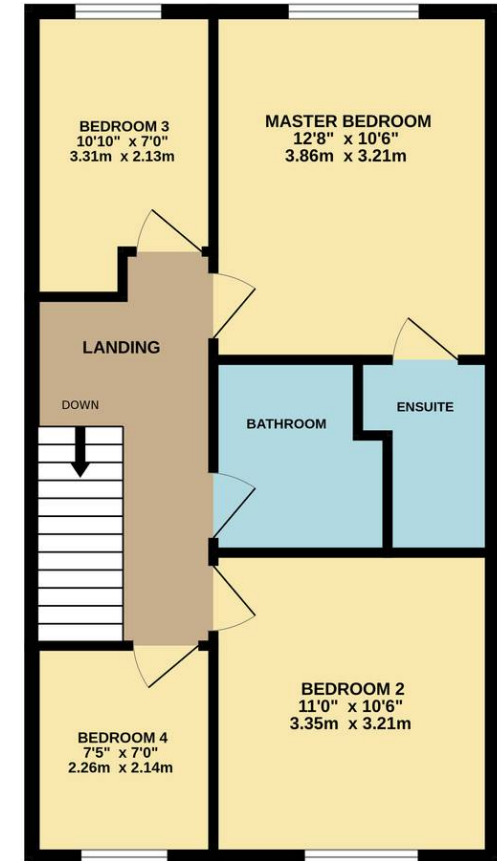
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GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

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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