



34 Sylvan Avenue, Bitterne, Southampton, SO19 5JU

Guide Price £350,000 - £375,000

WHITE & GUARD

34 Sylvan Avenue

Bitterne, Southampton

INTRODUCTION

This modern three bedroom detached bungalow is situated in the popular location of Bitterne and comes finished to a high standard throughout.

The property's accommodation briefly comprises a porch, an entrance hall, three good-sized bedrooms, a family shower room and the hub of the home, a 19ft large open plan living/kitchen/dining room, with a conservatory to the rear. Additional benefits include off road parking to the front and an enclosed rear garden.

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.

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





INSIDE This immaculate family home is entered via the metal and insulated front door (with privatised glass) opening into the porch. The porch itself has a feature wall to one side, with coat hooks and built-in shoe storage, leading to the entrance hall. The hallway is laid to vinyl click flooring, benefits from underfloor heating, has built-in storage, a double glazed window to the side aspect and access to all further accommodation.

Bedroom one has a double glazed bay window to the front aspect, is laid to laminate flooring, with spotlights and a radiator to one wall.

Bedroom two has a double glazed window to the side aspect, is laid to laminate flooring and has a radiator to one wall.

Bedroom three has a double glazed window to the side opposite aspect, is laid to laminate flooring, has a radiator to one wall and benefits from built-in storage.

The shower room has an obscure double glazed window to the side aspect and is laid to vinyl flooring, with tiled walls. There is a walk-in shower with glass screen door, a vanity wash handbasin with storage under and a WC, as well as a radiator to one wall.

The stunning 19ft living/kitchen/dining room has dual aspects with double glazed windows to the side and rear aspects, along with double glazed sliding doors to the rear aspect opening through into the conservatory. Laid to vinyl flooring with underfloor heating, this hub of the home has a range of wall and base units with cupboards and drawers under and quartz worktops over. There is an island to the centre of the kitchen which has a breakfast bar and a ceramic sink with quartz drainer. Integrated appliances include a washing machine, a dishwasher, an electric oven, microwave and a gas hob, with extractor over - as well as a fridge/freezer. There is space to one end for a sofa and also space for a dining room table and chairs to the side.

The conservatory has windows to the side and rear, along with a double glazed door to the rear aspect.

OUTSIDE A dropped kerb to the front of the property gives access to the stone featured driveway providing off road parking for multiple vehicles. The rear garden has a door with steps leading from the rear of the house, with a hard standing patio which has grassed areas and a pond. There are two seating areas and the garden is fence enclosed.



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

Standard Broadband is available with download speeds of up to 24 Mbps and upload speeds of up to 1 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.



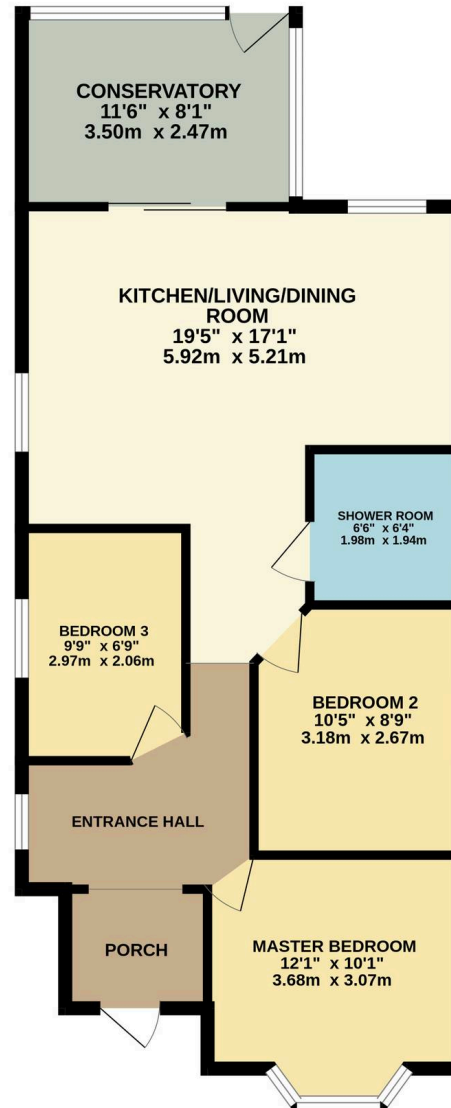
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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