



38 Glenfield Crescent, Bitterne Park, Southampton, SO18 4RF

Guide Price £625,000

WHITE & GUARD

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

INTRODUCTION Situated in the popular location of Bitterne Park, this large extended five bedroom detached house is finished to an excellent standard. Accommodation briefly comprises an entrance hall, a cloakroom, a sitting room, a large open plan kitchen/breakfast room, open plan to the living/dining room. Whilst on the first floor there are four bedrooms, a gorgeous four-piece family bathroom, a secondary shower room and stairs leading to the fifth bedroom, converted from the loft space. The property also enjoys the benefit of having a large Outside BBQ and seating area, complete with enclosed bar/lounge area, a garage, with access to side and a raised garden area, perfect for entertaining.

LOCATION Bitterne Park benefits from its own primary and secondary schools, along with a local library and Bitterne Park Triangle - a focal point in the area which also has several local shops and amenities nearby. The property is also near Riverside Park which runs along the edge of the River Itchen - good for walking, cycling and kayaking in the river itself. 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, including M27, M3 and A3 to London.

OUTSIDE This property benefits from a gorgeous landscaped private rear garden, it is fence and wall enclosed and has access to one side through the garage. It has been perfectly set up for entertaining with an area of lawn area as well as patio area and BBQ area, with a fully insulated, log cabin style sitting room/bar area, complete with electrics and power. The rest of the garden has flower, bush and tree borders and an outside tap. The garage has a door to the rear that allows access to the garden, power, lighting and has double doors to the front of the property.

To the front of the property, there is wall and bush surround, lawn area and a block paved driveway.





Entering via the double glazed timber front door directly into the entrance hall, with two double glazed windows to either side, has a fitted foot matt, laid to tiled flooring, complete with underfloor heating and a radiator to one wall. There is access to the cloakroom, carpeted stairs to the first floor, storage cupboards under stairs and doors leading to the kitchen/breakfast room and sitting room. The cloakroom is laid to tiled flooring and part tiled walls, a WC, a wash hand basin, a fitted mirror and an extractor fan.

The sitting room has a double glazed bay window to the front aspect, laid to solid oak wood flooring, a radiator to one wall, a gas fireplace and a TV point.

The kitchen/breakfast room extends into the dining/sitting area, has a double glazed window to the rear aspect, laid to solid oak flooring and a tiled splashback. There is a range of wall and base with granite work surfaces over, a rangemaster five ring gas hob, plus hot plate with an extractor over, undercounter lighting, and a centre island complete with a breakfast bar. There is also space for an American style fridge/freezer, with a wine rack above and a dishwasher.

The living/dining room has bi-fold doors across the rear aspect, leading to the raised enclosed patio area, is laid to solid oak wood flooring and 2 radiators.

The landing is laid to solid oak wood flooring, a storage cupboard into the extension, carpeted stairs to the second floor and allows access to all first floor accommodation. The master bedroom has a double glazed bay window to the front aspect, laid to carpet flooring, two double wardrobes, a TV point and a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, laid to laminate flooring, a fitted wardrobes, further fitted storage space and a radiator to one wall. Bedroom four has a double glazed window to the front aspect, laid to laminate flooring and a radiator to one wall. Bedroom five has a double glazed window to the front aspect, laid to laminate flooring, a fitted desk top and office facilities and a radiator to one wall.

The four piece family bathroom has an obscure double glazed window to the rear aspect, laid to tiled flooring and fully tiled walls, a wash hand basin, a bath, a separate shower cubicle, a WC and a heated towel rail. The secondary shower room has an obscured double glazed window to the rear aspect, a shower cubicle, laid to tiled flooring and fully tiled walls, a wash hand basin with storage under, a WC and a heated towel rail. Second floor landing is laid to carpeted flooring and opens directly into the third bedroom. The third bedroom has a double glazed Velux window to the side aspect and a double glazed Dorma window to the rear aspect, laid to laminate flooring, has built in storage along with eves storage and a radiator to one wall.



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

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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