



28 York Drove, Bitterne Park, Southampton, SO18 5SA

Offers Over £375,000

WHITE & GUARD

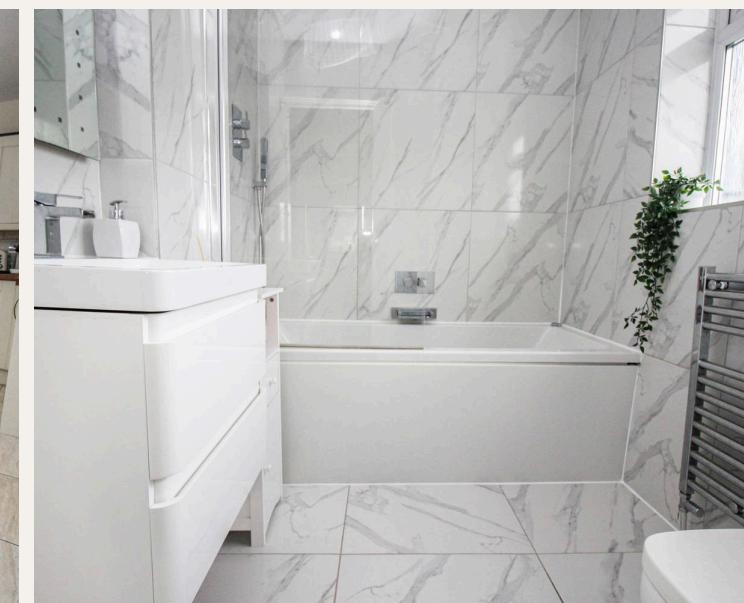
**INTRODUCTION** Situated in the popular location of Bitterne Village, this extended four bedroom semi-detached house offers excellent accommodation throughout. Accommodation briefly comprises an entrance porch opening into the entrance hall, a downstairs WC, a 17ft lounge and an open plan kitchen/diner on the ground floor. The first floor benefits from three bedrooms and a modern fitted family bathroom with the second floor benefiting from a fourth bedroom. Additional benefits include off road parking and a car port to the front, with a landscaped enclosed garden to the rear.

**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** To the front of the property, a blocked paved driveway provides off road parking for multiple vehicles, a car port also provides an area for additional parking.

The rear garden has wooden decking leading from the back door with space for inset hot tub. Steps lead down to an area, laid to artificial grass with the garden being enclosed via a wooden fence.

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





## INSIDE

Entering via the wooden front door into the entrance porch, a double glazed window to the side aspect, an UPVC double glazed door to the rear aspect, laid to tiled flooring, opening to the garden and access to the hallway laid to laminate flooring, a radiator to one wall, stairs leading to the first floor and access to all principal rooms.

The WC has an obscure double glazed window to the side aspect, laid to tiled flooring and walls, a WC and a wash hand basin.

The 17ft lounge has a double glazed window and door to the rear aspect opening to access the garden, laid to laminate flooring, a radiator to one wall and an electric fireplace with wooden surround and a hearth.

The kitchen/diner has two double glazed windows to the front aspect, laid to tiled flooring, a radiator to one wall and a ceramic butler sink. There is a range of wall and base units with wooden worktops over, along with space for a fridge freezer, a washing machine, a dishwasher and a range cooker with an extractor over.

The first floor landing has a double glazed window to the side aspect, laid to carpeted flooring, stairs leading to the second floor and access to all principal room.

Bedroom one has two double glazed windows to the front aspect, laid to carpeted flooring, a radiator to one wall and a built in wardrobe.

Bedroom two has a double glazed window to the rear aspect, laid to carpeted flooring, a radiator to one wall and a built in wardrobe.

Bedroom three has a double glazed window to the rear aspect, laid to carpeted flooring, a radiator to one wall and a built in wardrobe.

The bathroom has an obscure double glazed window to the side aspect, laid to tiled flooring and walls, a heated towel rail, a spar bath with shower over, a WC and a wash hand basin with storage under.

Leading up the stairs to the second floor, there is a Velux window and built in storage cupboard.

Bedroom four is situated on the second floor and has Velux window to one side, laid to laminate flooring, a radiator to one wall and two built in storage cupboards.

## 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

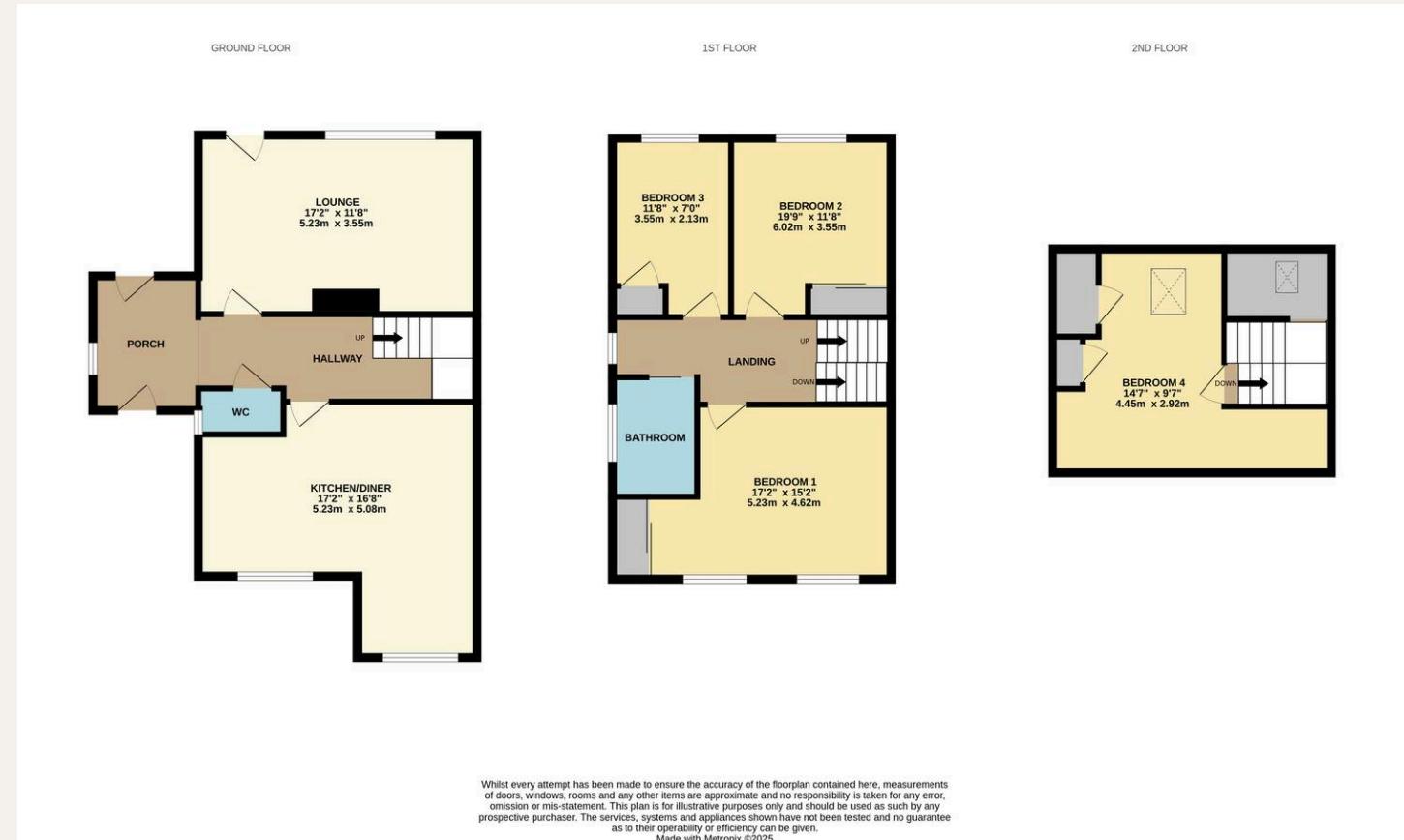
Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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### 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.



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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SOUTHERN

White & Guard

