



Fairmonts
ESTATE AGENTS

75a Southampton Road, Park Gate

Southampton



75a Southampton Road

Park Gate, Southampton

- A deceptively spacious, detached 'chalet-style' home in the sought-after location of Park Gate
- Large secluded rear garden
- Significantly upgraded throughout
- Sleeping accommodation arranged over two floors comprising four bedrooms
- En Suite and walk-in wardrobe to the master
- Ground floor bathroom & first floor shower room
- Within a short walk of Park Gates array of local shops & amenities
- 11.68m × 4.88m garage complex which provides internal parking for up to four vehicles, and endless potential for other purposes



GROUND FLOOR

The property is accessed via a glazed door that leads through to an entrance hall with doors providing access to the principal rooms. Stairs rise to the first floor with a handy storage cupboard beneath.

The living room is a comfortable size and is decorated in pleasant neutral tones.

The notably larger than average dining room can easily accommodate a large dining table, and has a window to the side aspect.

Having been expertly designed and refitted, the kitchen/breakfast room comprises a range of wall mounted storage cupboards with under-lights with low level base units and drawers. A work surface incorporates a breakfast bar, whilst fitted appliances include an electric, eye level oven with microwave and separate induction hob. There is also an integrated fridge/freezer and dishwasher. Also located on the ground floor is the rear porch, that has been constructed to create a utility room, with space and plumbing provided for a washing machine and tumble dryer. Power, lighting and heating are all connected.

The ground floor bathroom comprises a panel bath, low level W/C and a wash hand basin with mixer tap.

There is also a ground floor bedroom and a further study/family room with French doors leading to the rear garden.

FIRST FLOOR

The first floor accommodates three further bedrooms with en suite facilities to the master and a walk in wardrobe to the master. There is also a contemporary-style shower room that comprises a walk-in shower cubicle, low level W/C and a wash hand basin.

OUTSIDE

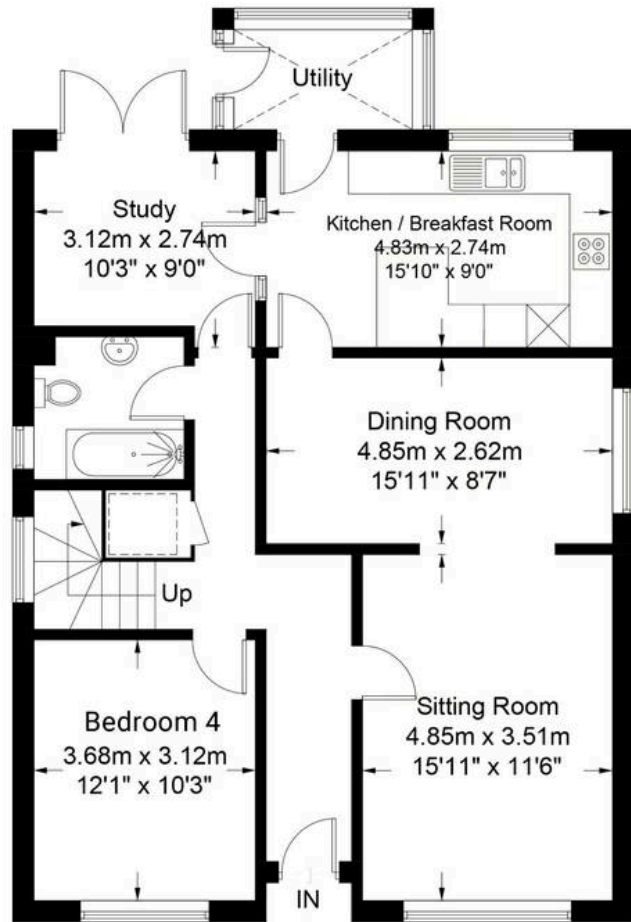
This outstanding home is set in a quiet cul-de-sac, approached via a private lay-by and accessed via a large gravel driveway, providing off road parking for several vehicles. To the side of the property there is a notably larger than average detached garage/workshop, set behind a set of gates. The rear of the property enjoys a secluded outlook and is a generous size. Having been mainly laid to lawn the garden has enjoys an Indian sandstone patio area, ideal for summer barbecues and alfresco dining. The area behind the garage has been utilised for storing a trailer. There is also a large newly completed garden shed.

SITUATION & AMENITIES

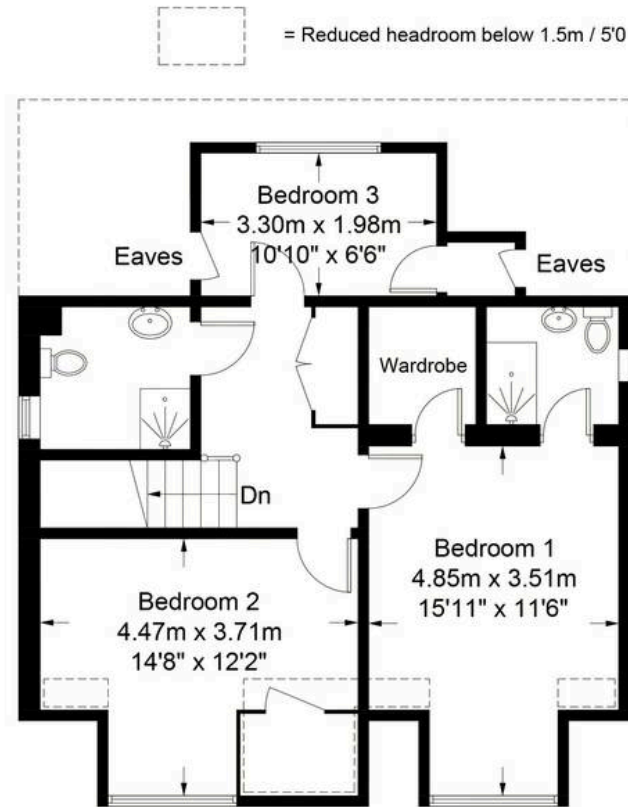
Park Gate is conveniently located just north of Locks Heath and Segensworth. Local amenities include shops, bars, pubs and eateries. There is a popular primary school close by. It is located within an 8 minute walk of Swanwick Railway Station and benefits from easy access to the M27, and M3



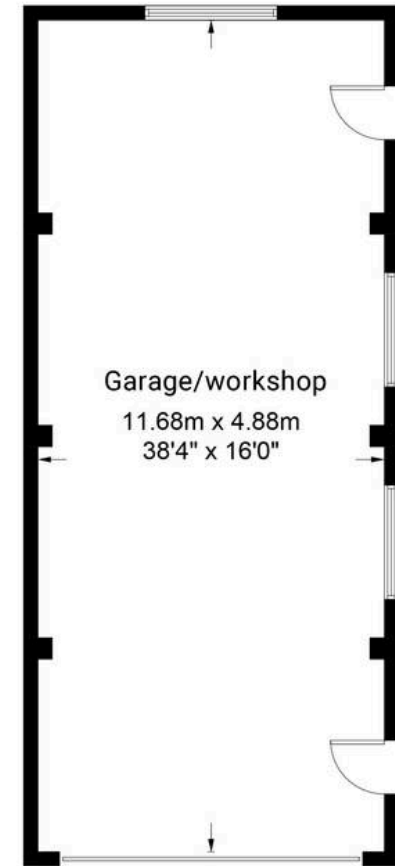
Approximate Gross Internal Area = 149.2 sq m / 1606 sq ft
Garage = 56.5 sq m / 608 sq ft
Total = 205.7 sq m / 2214 sq ft



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.