



**Connells**

Flamborough Close  
SOUTHAMPTON





## Property Description

Connells are delighted to present a fantastic property in the sought-after area of Millbrook. As you enter, you are welcomed by a W/C for added convenience. The large living room provides ample space for seating and a dining table as well as direct garden access like the kitchen. The kitchen is generously sized, featuring neutral cabinetry, ample cupboard storage, and freestanding appliance space with plenty of room for another dining table or additional appliances. The open-plan layout in both rooms can ensure a stress-free experience when hosting. The garden is laid-to-lawn and patio-perfect for all outdoor enjoyment. There is additional storage outside, as well as a shed for further storage. Upstairs, the property boasts well-proportioned bedrooms, with built-in storage in the second bedroom, and a modern three-piece bathroom with a glossy storage cabinet, hand-wash basin, and bath with an attached shower. Additional benefits include driveway parking for multiple vehicles, electric heating, and double glazing.

Nearby, local amenities include a supermarket, recreation grounds, sports gym, schools, and bus routes. Southampton General Hospital is approximately two miles from the property. Shirley High Street and Southampton City Centre offer a fantastic range of leisure and entertainment, including West Quay Shopping Centre, which hosts an abundance of retail, grocery, and dining options. The M3 and M27 motorway links are less than a five-minute drive away.

## Hallway

### W/C

2' 6" x 5' 5" ( 0.76m x 1.65m )

Located in Hallway, Soon as You Enter

## Living/Dining Room

26' 5" x 11' 3" MAX ( 8.05m x 3.43m MAX )

Has Ample Space for a Dining Table, and Direct Garden Access

## Kitchen

24' 2" x 8' 8" ( 7.37m x 2.64m )

Has Neutral Cabinetry, and Additional Space for a Dining Table or Additional Appliances and Direct Access to Garden

## Store

3' 2" x 8' 8" ( 0.97m x 2.64m )

## Stairs Leading To First Floor

## Landing

Has Built-In Storage

## Bedroom 1

12' 3" MAX x 13' 7" MAX ( 3.73m MAX x 4.14m MAX )

Has Built-In Storage

## Bedroom 2

12' 3" MAX x 12' 4" MAX ( 3.73m MAX x 3.76m MAX )

Has Built-In Storage

## Bedroom 3

8' 8" MAX x 10' 6" MAX ( 2.64m MAX x 3.20m MAX )

## Bathroom

5' 5" MAX x 7' 7" MAX ( 1.65m MAX x 2.31m MAX )

Three-Piece Bathroom with a Glossy Storage Cabinet, Hand-Wash Basin, and Bath with an Attached Shower.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: SSR312095 - 0003