



Connells

Hunton Close
Southampton



Property Description

Connells are bringing to market this spacious four-bedroom end-terraced home in a quiet cul-de-sac with residents parking, gas central heating, and extra loft storage space accessed through the main bedroom. This well-connected location offers fantastic convenience, with many recreational facilities like the University Sports Complex, Southampton Common, and Sports Centre. Local amenities are supermarkets, home/hardware stores, dining and a gym, with Portswood & City Centre High Street also within close reach. Southampton General Hospital, public transport links, well-regarded schools, and the M3/M27 motorways make this a perfect setting for families and professionals alike.

Inside, you enter through a hallway leading to either a generous living room or a stylish three-piece shower room. The living room is large enough to accommodate a dining table and opens out to the garden through French doors like the extension - the garden is laid-to-lawn with a patio, and wraps around the side of the home. Maximise your extension by turning it into a dining room, a fourth bedroom, study or even nursery. The kitchen has sleek neutral cabinetry, an integrated oven, and a utility room-ideal as a laundry space or storage. A separate store accessed from the hall adds further practicality as well as further storage space in the loft, accessed via main bedroom. Upstairs, there are three well-sized bedrooms, all with built-in storage, along with a family bathroom and separate W/C.

Hallway

Store Accessed Via Kitchen or Hall

Living Room

18' 4" x 9' 3" (5.59m x 2.82m)

Has Direct Garden Access & Space for Dining Table

Extension/Bedroom 4

12' 1" x 9' 5" (3.68m x 2.87m)

Shower Room

8' 8" x 2' 4" (2.64m x 0.71m)

Has Toilet, Hand-Wash Basin with Storage, Shelving and a Shower

Kitchen

14' 5" x 8' 9" (4.39m x 2.67m)

Neutral Cabinetry with Integrated Oven, Direct Garden Access, Utility Room & Store Accessed Via Kitchen or Hall

Utility Room

5' 8" x 4' 2" (1.73m x 1.27m)

Stairs Leading To First Floor

Landing

Bedroom 1

12' 5" x 10' 3" (3.78m x 3.12m)

Has Built-In Storage

Bedroom 2

10' 5" x 10' (3.17m x 3.05m)

Has Built-In Storage

Bedroom 3

8' 1" x 7' 2" (2.46m x 2.18m)

Has Built-In Storage

Bathroom

5' 4" x 5' 2" (1.63m x 1.57m)

Has a Hand-Wash Basi with Storage & Bath with Attached Shower

W/C

5' 5" x 2' 3" (1.65m x 0.69m)









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

To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312153



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR312153 - 0006