



**Connells**  
connells.co.uk 02380 789 351  
**FOR SALE**

**Connells**

Alderney Close  
**SOUTHAMPTON**



# Alderney Close SOUTHAMPTON SO16 9QA

for sale offers in excess of  
**£245,000**



## Property Description

This home opens to a spacious hallway with a practical storage cupboard under the stairs. Leading off is the stylish, modern kitchen featuring neutral cabinets, integrated appliances, double oven, gas hob and double sink - ideal for home cooking.

The generous full width living room provides substantial, flexible living space, is neutrally decorated and includes patio doors leading to the garden-creating a seamless indoor-outdoor flow and a feeling of light and space. The second reception room, currently a dining room, benefits from newly installed floor to ceiling windows and French doors leading into the garden, creating a wonderfully light and airy room-perfect for entertaining. Upstairs, the property has two well-proportioned double bedrooms-each with built-in wardrobes, decorated in neutral colours and benefit from fitted blinds. The modern and inviting bathroom includes a bath with electric shower over and screen, heated towel rail and sink with storage. The WC is separate and benefits from a newly installed close-coupled toilet.

The garden is well-sized and low-maintenance, divided between artificial grass and patio-ideal for al fresco dining. A solid brick shed is built into the rear wall providing substantial storage space and the rear gated access has been widened to accommodate a motorbike, bike or scooter. Further benefits are gas central heating, double glazing, residential parking and solid wood doors throughout. The loft is boarded for extra storage.

## Hallway

Has Under Stairs Storage and Flexible Space.

## Kitchen

10' 1" MAX x 12' 6" ( 3.07m MAX x 3.81m )

Has Integrated Appliances, Double Oven, Double Sink, Gas Hob and Gas Boiler.

## Living Room

19' 2" x 11' 7" ( 5.84m x 3.53m )

Spacious, Flexible Space with Feature Fireplace, Patio Doors and Built-In Storage.

## Dining Room

11' 8" x 9' ( 3.56m x 2.74m )

Has Floor to Ceiling Windows and French Doors to the Garden.

## Stairs Leading To First Floor

Carpeted and Neutrally Decorated.

## Bedroom 1

12' 1" x 9' 4" ( 3.68m x 2.84m )

Has Built-In Wardrobes and Fitted Window Blinds

## Bedroom 2

12' x 9' 4" ( 3.66m x 2.84m )

Has Built-In Storage Wardrobes, Fitted Window Blinds & Loft Access

## Bathroom

6' 3" x 5' 6" ( 1.91m x 1.68m )

Has Contemporary Wall Tiles, Recessed Ceiling Lights, Bath with Attached Electric Shower, Shower Screen and Sink with Storage

## W/C















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)

To view this property please contact Connells on

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

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SSR312155](http://connells.co.uk/Property/SSR312155)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSR312155 - 0007