



Burgoyne Road, Southampton SO19 6PA

welcome to

Burgoyne Road, Southampton

Beautifully updated 4-bedroom townhouse with private parking, offering spacious living over three floors. Features a sleek kitchen with quartz countertops, an airy sitting room with French doors to a low-maintenance garden, two generous double bedrooms and a luxurious master.

Entrance Hall

Tiled flooring, sliding door to cloak room and radiator.

Cloak Room

Double glazed window to front, Toilet, Heated towel rail, tiled shower, wash basin and extractor fan.

Lounge

14' 3" x 11' 6" (4.34m x 3.51m)

Double glazed doors to garden, two radiators and room is carpeted.

Kitchen

15' 1" x 7' 10" (4.60m x 2.39m)

Double glazed window to front, radiator, built in sink, electric hob and oven, fridge freezer, dishwasher, washing machine. Breakfast bar, wall and base units with built in storage cupboard.

Landing

Landing is carpeted with two storage cupboards with one housing the boiler.

Bedroom 1

14' 4" x 13' 1" (4.37m x 3.99m)

Double glazed window to front, radiator and wood flooring.

Bedroom 2

14' 4" x 8' 10" (4.37m x 2.69m)

Double glazed window to front, two radiators and room is carpeted.

Bedroom 3

14' 4" x 8' 10" (4.37m x 2.69m)

Double glazed window to rear, radiator and room is carpeted.

Bedroom 4

8' 10" x 6' 7" (2.69m x 2.01m)

Double glazed Velux window, radiator and room is carpeted.

Family Bathroom

Tiled flooring, Wash basin with storage under, bath, shower, toilet, heated towel rail and Velux window.

Rear Garden

Private rear garden laid to patio.

Front Garden

Blocked paved driveway leading to front door.





This beautifully updated 4-bedroom townhouse, complete with private parking, offers generous, thoughtfully designed living spaces spread across three floors.

On the ground floor, enjoy a sleek cloak/shower room and a stunning kitchen/breakfast room featuring quartz countertops, a breakfast bar, built-in double oven, induction hob, and integrated appliances. The bright, airy sitting room at the rear includes French doors that open onto a fully paved, low-maintenance garden, ideal for relaxing and entertaining.

Upstairs, the first floor has two spacious double bedrooms, while the top floor features a luxurious master bedroom, a cosy fourth bedroom, and a contemporary family bathroom with separate shower and bath.

The property includes a block-paved driveway for easy parking at the front, while back onto the popular Netley Common, the loft is fully boarded with a light fitted.

The property is located close to the M27, a petrol station and local amenities.



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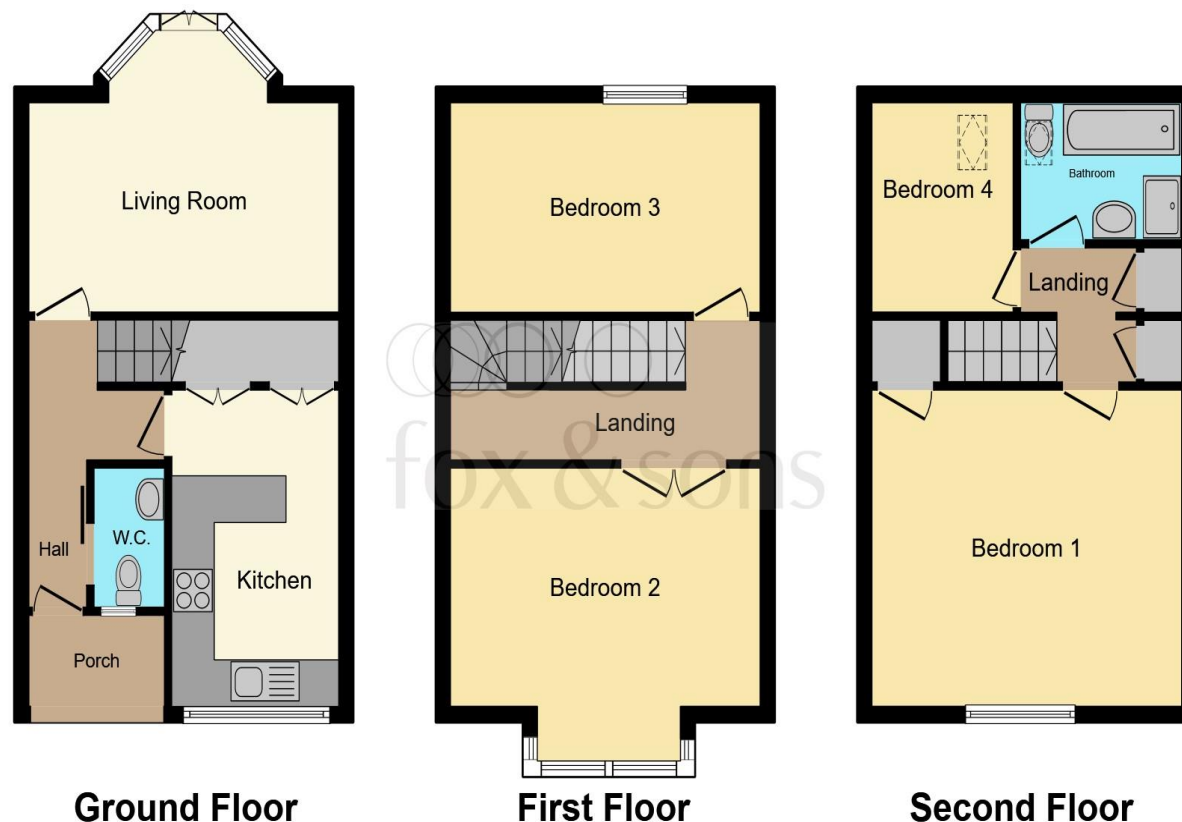


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- SPACIOUS FOUR BEDROOM TOWN HOUSE
- MODERN KITCHEN/BREAKFAST ROOM
- BRIGHT AND AIRY SITTING ROOM
- STYLISH FAMILY BATHROOM
- PRIVATE OFF ROAD PARKING

Tenure: Freehold EPC Rating: C



Total floor area 105.2 sq.m. (1,132 sq.ft.) approx

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

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BIT111803 - 0005

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