









welcome to

Aberdour Close, Southampton

MUST SEE!!

Available with NO ONWARD CHAIN, don't miss out on viewing this stunning four bedroom detached house in Bitterne. The property features a generous living/dining room, utility room, conservatory, downstairs w/c, garage and driveway for two cars.

Entrance Hall

Double glazed door to front, radiator, carpeted, stairs to first floor, doors to;

Cloakroom

Double glazed window to side, w/c, heated towel rail, built in cupboard, tiled flooring, partially tiled walls.

Lounge/Dining Room

10' 5" x 25' 11" (3.17m x 7.90m)

Double glazed window to front, TV point, telephone point, laminate flooring, two radiators, wall lights, ceiling lights, double glazed door and window to rear leading to conservatory.

Utility Room/Office

7' 9" x 10' 11" (2.36m x 3.33m)

Wall and base units, work surfaces, plumbing for washing machine, stainless steel sink and drainer, laminate flooring.

Conservatory

14' 1" x 11' (4.29m x 3.35m)

Double glazed windows to side and rear, double glazed doors to side, laminate flooring, lights, wall mounted air con and heater.

Landing

Double glazed window to side, loft hatch with drop down ladder, carpeted, cupboard, doors to;

Bedroom 1

14' 11" x 10' 6" (4.55m x 3.20m)

Double glazed window to front, TV point, built in wardrobe with wooden doors, radiator.

Bedroom 2

11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to front, built in wardrobe with wooden doors, TV point, laminate flooring, radiator.

Bedroom 3

10' 10" x 10' 7" max (3.30m x 3.23m max) Double glazed window to rear, built in cupboard/wardrobe, laminate flooring, radiator.

Bedroom 4

7' 3" x 7' (2.21m x 2.13m)

Double glazed window to rear, carpeted, radiator.

Bathroom

Double glazed window to rear, deep dish bath with mixer taps and shower attachment, wash hand basin, w/c, separate shower cubicle, heated towel rail, wall mounted mirrored cupboard, extractor fan, fully tiled walls and flooring.

Front Garden

Dropped kerb leading to driveway with parking for two cars, laid turf to side and access to garage.

Rear Garden

Enclosed rear garden with side access, laid decking, lawn and patio areas, wooden summer house, electric sockets.

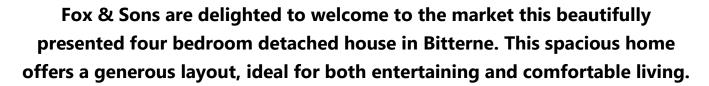
Garage

Up and over door, electrics.









As you enter, you are greeted by a generously sized living/dining room that offers a warm and inviting atmosphere. The modern kitchen is well equipped with ample storage and worktop space. The bright and spacious conservatory is located at the rear of the property, with views across the rear garden. Further benefits include a separate utility room and downstairs w/c.

Upstairs, you will find four well-proportioned bedrooms and a modern family bathroom.

Outside, the generous rear garden is perfect for children to play, garden enthusiasts or summer barbecues. Additional features include a garage for additional storage and a driveway suitable for two cars.

The property is located close to local amenities and schools, making it a perfect choice for families.

Don't miss out on making this house your new home!







welcome to

Aberdour Close, Southampton

- **Detached House**
- Four Bedrooms
- Utility/Office
- 25 ft Lounge/Dining Room
- 14 ft x 11 ft Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£425,000



Ground Floor

First Floor

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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023 8044 6724



fox & sons

Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON, Hampshire, SO18 1BY



fox-and-sons.co.uk

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