



**Wilmington Close, Southampton SO18 2RD**

**welcome to**

## **Wilmington Close, Southampton**

DON'T MISS OUT on viewing this fantastic 4 bedroom link-detached home in the sought after area of Bitterne Park. Featuring two reception rooms, a modern kitchen/diner, downstairs w/c, bathroom, a garage and front and rear gardens.

### **Front Garden**

Paved driveway suitable for parking, access to garage, well-kept lawn.

### **Entrance Hall**

Parquet flooring throughout, gas radiator, access to all rooms.

### **Cloakroom**

Downstairs w/c with w/c, wash hand basin, double glazed window to rear aspect and heated towel rail.

### **Lounge**

13' 8" x 12' 4" ( 4.17m x 3.76m )  
Lovely sized living space with access into second reception room, parquet flooring throughout.

### **Second Reception Room**

10' 1" x 9' 6" ( 3.07m x 2.90m )  
Currently used as an extra seating area with a double glazed window to the rear aspect and gas radiator.

### **Kitchen/Diner**

15' 11" x 9' 3" ( 4.85m x 2.82m )  
Lovely kitchen/dining area with a double glazed window to the rear aspect, French patio doors leading to the rear garden, wall and base cupboard units, space for white goods, electric oven, gas hob and overhead extractor.

### **Landing**

Providing access to all rooms, carpet throughout, access to loft, storage area.

### **Bedroom 1**

12' 4" x 10' 10" ( 3.76m x 3.30m )  
Double glazed window to the front aspect, built in storage, carpets throughout, gas radiator.

### **Bedroom 2**

10' 6" x 8' 10" ( 3.20m x 2.69m )  
Built in storage, carpets throughout, gas radiator, double glazed window to the rear aspect.

### **Bedroom 3**

11' 7" x 6' 5" ( 3.53m x 1.96m )  
Carpet throughout, freestanding wardrobe, double glazed window to the rear aspect.

### **Bedroom 4**

9' 4" x 7' 5" ( 2.84m x 2.26m )  
Built in storage, carpet throughout, double glazed window to the front aspect, gas radiator.

### **Bathroom**

Bath tub, overhead shower, w/c, wash hand basin with additional storage, double glazed window to the rear aspect, heated towel rail, overhead extractor.

### **Loft Space**

Boarded, running electrics, mainly used for storage.

### **Rear Garden**

Enclosed South East facing rear garden with patio area, sandstone leading onto a raised area with artificial grass, step up again to patio area and access to outbuilding.

### **Garage**

16' 6" x 10' 4" ( 5.03m x 3.15m )  
Integral garage with running electrics.

### **Outbuilding**

Wooden outbuilding currently used as office space with running electrics and side area for storage.







**Fox & Sons are delighted to welcome to the market this exceptional link-detached family home located in the highly desirable area of Bitterne Park, just a stone's throw away from local schools and amenities. This property offers everything a growing family could need, blending spacious living with modern convenience.**

**As you step inside, you are greeted by a generous and inviting living room that seamlessly flows into a second reception area. The contemporary kitchen boasts ample space for white goods and features a bright dining area with French patio doors leading to the beautifully maintained rear garden. A convenient downstairs w/c adds to the practicality of this home.**

**Moving upstairs, you will find four well-proportioned bedrooms and a bathroom, both modern and functional.**

**To the front of the property you will find a well-kept front lawn and a driveway. The South East facing rear garden is enclosed featuring a sandstone patio, artificial grass and access to an outbuilding. The outbuilding is currently being used as an office but offers a versatile additional space.**



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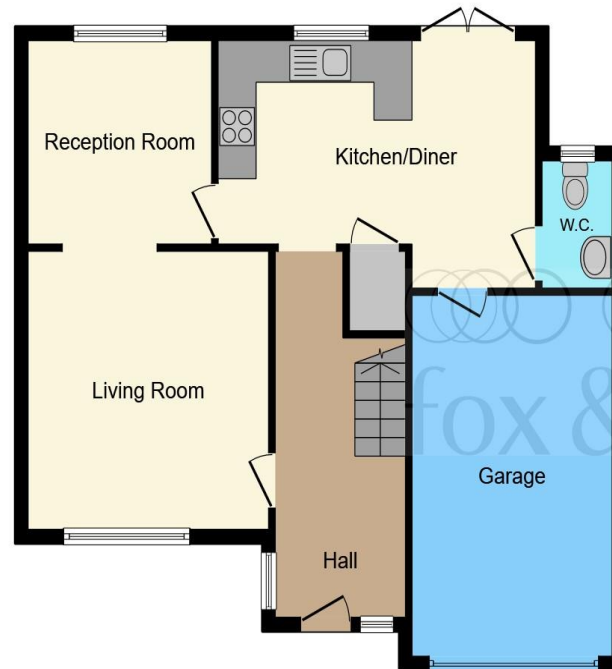
welcome to

## Wilmington Close, Southampton

- Link-Detached Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Diner
- Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£400,000**



**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](http://www.focalagent.com)

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