



Calderwood Drive, Southampton SO19 8PJ

welcome to

Calderwood Drive, Southampton

MUST SEE!!

Don't miss out on viewing this fantastic 3 bedroom detached home, situated in a quiet cul-de-sac location with local amenities and schools close by. The property features a spacious lounge/diner, utility room, tiered rear garden, garage and off-road parking!

Entrance Hall

Access to all rooms, gas radiator, laminate throughout.

Lounge

23' 1" x 11' 5" (7.04m x 3.48m)

Double glazed window to front, log burner, sliding door leading to decking area, dining area, laminate flooring throughout.

Kitchen

10' 3" x 9' 8" (3.12m x 2.95m)

Wall and base cupboard units, integrated fridge/freezer, generous worktop space, gas range oven, gas hob, overhead extractor, double glazed window to rear.

Utility Room

12' 9" x 4' 5" (3.89m x 1.35m)

Handy utility area with room for white goods, double glazed window to rear, access to garage, access to garden.

Landing

Access to all rooms, airing cupboard, access to loft, carpets throughout.

Bedroom 1

16' 9" x 11' 3" (5.11m x 3.43m)

Gas radiator, room for storage, double glazed windows to front and rear, carpet throughout.

Bedroom 2

9' 8" x 9' (2.95m x 2.74m)

Gas radiator, built in wardrobes, carpet throughout, double glazed window to rear.

Bedroom 3

11' 8" x 6' 11" (3.56m x 2.11m)

Built in storage, carpets throughout, double glazed window to rear.

Shower Room

Tiled throughout, separate shower cubicle, heated towel rail, w/c, wash hand basin with storage, double glazed window to rear.

Loft Space

Partially boarded, running electrics, pull out ladder.

Front Garden

Paved driveway with parking for 2 cars.

Rear Garden

Enclosed South facing rear garden, 3 tiers, decking area, seating area, 2 brick built sheds with one currently being used as a workshop.

Garage

Integrated.





Fox & Sons are delighted to welcome to the market this delightful 3 bedroom detached home, nestled in a quiet cul-de-sac location, making it the perfect home for families.

Upon entering, you are greeted by a generous living room, filled with natural light and doors leading to the rear garden. The fitted kitchen is well-equipped and leads to a convenient utility area, providing additional storage and laundry options. The integrated garage adds practicality, ensuring you have ample space for vehicles and storage.

Upstairs, the property features three bedrooms and a family shower room.

Outside, the rear garden is spacious and tiered, perfect for enjoying sunny days. The driveway accommodates parking for two cars, ensuring convenience for family and visitors alike.



view this property online fox-and-sons.co.uk/Property/BIT112301



welcome to

Calderwood Drive, Southampton

- Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Utility Room
- Tiered Rear Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 900 years from 22 Feb 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£365,000



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

view this property online fox-and-sons.co.uk/Property/BIT112301



Property Ref:
BIT112301 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



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



fox-and-sons.co.uk