



**Mill Gardens, West End, Southampton SO18 3AG**

**welcome to**

## **Mill Gardens, West End Southampton**

Situated in the highly desirable West End area, don't miss out on viewing this fantastic 4 bedroom detached home. The property is presented beautifully throughout and features spacious rooms, two en suites, a well-kept rear garden with summer house, off-road parking for 4 cars and a garage.

### **Entrance Hall**

Double glazed door to the front aspect, radiator, Karndean vinyl flooring, under stairs storage cupboard, doors to;

### **Cloakroom**

Double glazed window to the front aspect, w/c, wash hand basin, partially tiled, radiator.

### **Lounge**

18' 10" x 18' 5" ( 5.74m x 5.61m )

Double glazed French doors to the rear aspect, double glazed windows to the rear aspect, double glazed window to the front aspect, TV and telephone points, two radiators, Karndean vinyl flooring, two remote-controlled double glazed Velux windows with rain sensors.

### **Kitchen/Diner**

18' 10" x 14' 3" ( 5.74m x 4.34m )

Double glazed windows to the front and side aspect, work surfaces, wall and base cupboard units, bowl and a half sink and drainer, built in dual ovens, 4 ring induction hob with extractor fan over, integrated fridge/freezer, dishwasher, washing machine, tumble dryer, under sink water softener, central heating boiler housed in cupboard, two radiators, Karndean vinyl flooring.

### **Landing**

Stairs from ground floor entrance hall, radiator, carpeted, loft hatch, doors to;

### **Bedroom 1**

9' 1" x 13' 8" ( 2.77m x 4.17m )

Double glazed windows to front and side aspect, fitted wardrobe with sliding mirrored doors, carpeted, TV point, air con, door to;

### **En Suite**

En Suite double glazed window to the front aspect, shower cubicle, w/c, wash hand basin, partially tiled walls, extractor fan, heated towel rail, shaver point, Karndean vinyl flooring.

### **Bedroom 2**

9' 1" x 10' 7" ( 2.77m x 3.23m )

Double glazed windows to the front and side aspect, fitted wardrobe with sliding mirrored doors, TV point, air con, carpeted, radiator, door to;

### **En Suite 2**

Shower cubicle, w/c, wash hand basin, heated towel rail, shaver point, partially tiled walls, extractor fan, Karndean vinyl flooring.

### **Bedroom 3**

9' 5" x 10' 5" ( 2.87m x 3.17m )

Double glazed window to the side aspect, fitted wardrobe with sliding mirrored doors, radiator, air con, carpeted, TV point.

### **Bedroom 4**

9' 7" x 5' 11" ( 2.92m x 1.80m )

Double glazed window to the side aspect, radiator, carpeted, air con, TV point.

### **Bathroom**

Bath with mixer taps and shower attachment, w/c, wash hand basin, shaver point, heated towel rail, extractor fan, partially tiled walls.

### **Summer House**

12' 4" x 12' 4" ( 3.76m x 3.76m )

Located at the back of the garden, electrics running off own fuse, lights, double glazed window and French doors to the front aspect overlooking the garden.

### **Rear Garden**

South West facing enclosed rear garden with wooden fence panels, side access, laid patio with room for tables and chairs, artificial grass, shrubbery beds to the side.

### **Full Size Single Garage**

Up and over door, concrete hard standing, eaves storage, electrics running off own fuse. 4 allocated parking spaces in a secluded area at the end of the cul-de-sac.







**Welcome to this impressive 4 bedroom detached house situated in the highly sought-after area of West End. Set in a tranquil cul-de-sac, this home is ideal for growing families, and is located conveniently close to local amenities.**

**As you enter the property through the front door you'll find a spacious hallway, with glazed double doors leading to a generous living room, filled with plenty of natural light and French doors leading to the well-presented rear garden. The spacious kitchen/diner is equipped with an abundance of wall and base units, ample work surfaces and modern integrated appliances, making it an ideal space for both cooking and entertaining. A convenient downstairs w/c adds to the practicality of this home.**

**Upstairs, there are four well-proportioned bedrooms. Bedroom one and two both benefit from en suite shower rooms, providing both comfort and privacy. The family bathroom is centrally located, accommodating the other two bedrooms.**

**At the front of the property, you will find a generous amount of off-road parking and a garage, ideal for those needing some extra storage space. The rear garden is spacious and features artificial lawn and patio areas, with a charming summer house offering an extra versatile space. Further benefits include solar panels, which are owned with the property.**

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



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## Mill Gardens, West End Southampton

- 4 Bedroom Detached House
- Generous Living Room
- Two En Suites and Family Bathroom
- Summer House with Electrics
- Air Conditioning

Tenure: Freehold EPC Rating: B

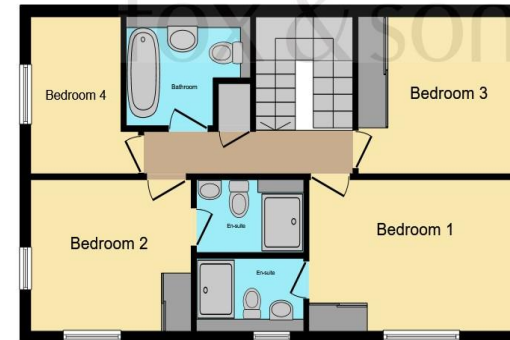
Council Tax Band: E

offers in excess of

**£500,000**



**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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Property Ref:

BIT112442 - 0014

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**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**