



RICHMONDS

## Wynter Road, Bitterne, Southampton, SO18 6NY

£600,000

A fantastic opportunity to acquire a four/five bedroom detached family home which in recent years has been extended and modernised to an extremely high standard. The property now provides a much requested open plan living/kitchen area together with separate reception rooms. There are four double bedrooms, two of which benefit from ensuite bathrooms. Outside the home is complemented by off road parking together with an excellent sized rear garden with a newly installed Indian Sandstone entertaining area and vast lawn and a garden room. All in all, this property will undoubtedly meet the needs of any growing family and an internal viewing is strongly recommended.

As you enter the property the spacious hallway provides access to all principle rooms and a stairway to the first floor. The living room has a bay window and fireplace with built in cupboards in the chimney recess. There are French doors which open through to the modern kitchen which has a vast array of integrated appliances, island unit with hob, ceiling extractor & breakfast bar seating as well as access to the utility. This room is open plan through to the large dining room which has bi-fold doors to the rear garden and access to study/bedroom 5 and the ground floor shower room.

On the first-floor bedrooms 1 and 2 benefit from built in wardrobes and luxury ensuite shower rooms and there is a good sized third bedroom, study area and an exquisite family bathroom.

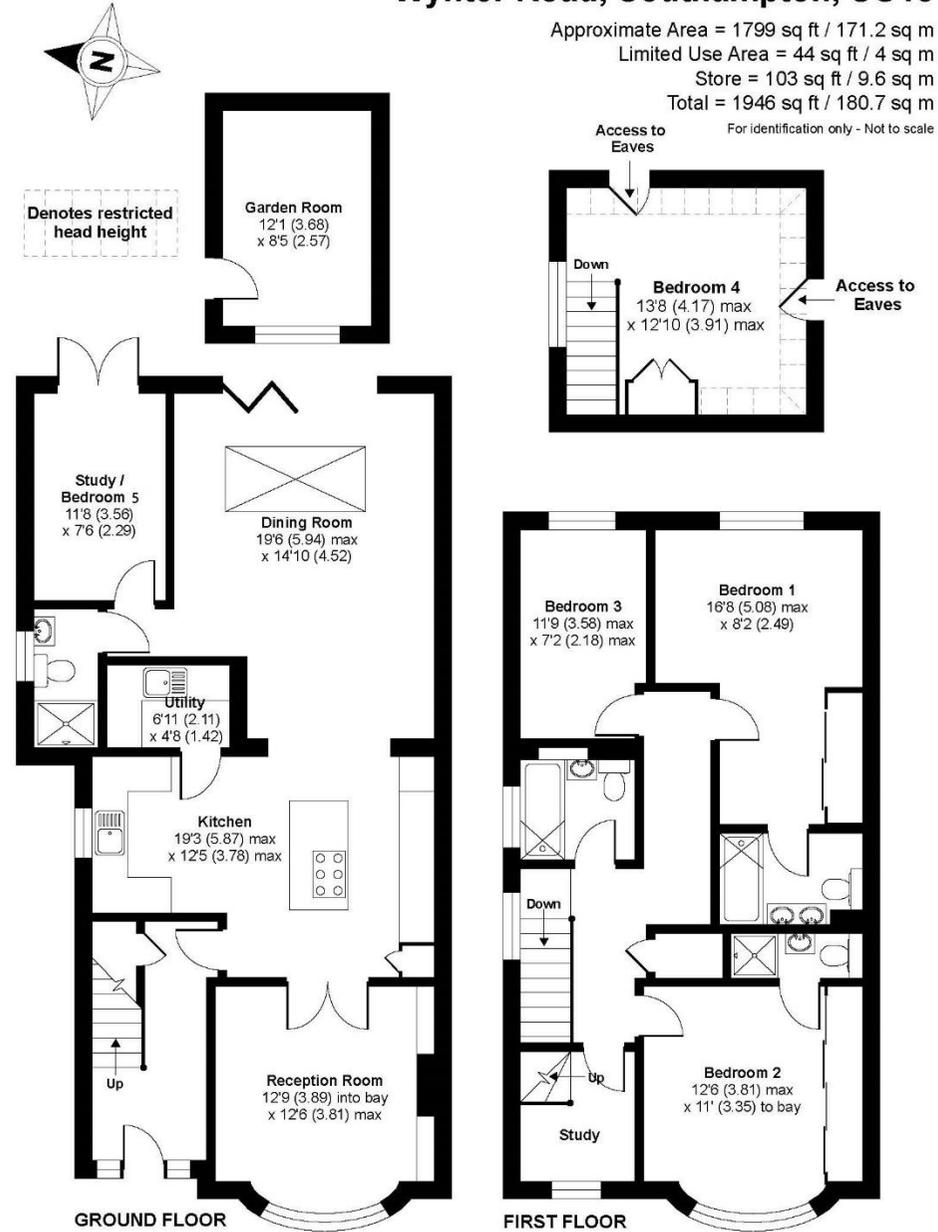
There is a fourth bedroom located on the second floor and it has built in wardrobes and eaves storage.





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Approximate Area = 1799 sq ft / 171.2 sq m  
 Limited Use Area = 44 sq ft / 4 sq m  
 Store = 103 sq ft / 9.6 sq m  
 Total = 1946 sq ft / 180.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	<b>76</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Richmonds Property Services Ltd. REF: 826089

