



Connells

Woodmill Lane
Southampton



Property Description

The area of Bitterne Park is a well-established part of the city.

A variety of schools cater for all age groups which includes BITTERNE PARK SCHOOL CATCHMENT

By crossing either Cobden, Northern or Woodmill Bridge, access is gained to the medieval, walled city of Southampton

Access to the M27 is via the Thomas Lewis Way which brings you to Junction 5 of the motorway, where you will also find Southampton Airport and Southampton Parkway train station offering an express service to London, Waterloo.

Bitterne Triangle is located near Cobden Bridge and Riverside Park

There is a "village" style shopping parade including a bakers, cafe and convenience stores to name just a few.

Viewings

We invite all viewers to park on the driveway where one of our Connells representatives will be there to show you round.

Approach

A block paved driveway gives ample parking for family and friends which continues to the covered entrance.

Ground Floor

The entrance reception is centrally located to this double fronted home.

Under the stairs is a storage cupboard

The main reception room runs the full depth of the home and enjoys a crescent shaped double glazed bay window and double glazed patio doors that open out to the rear garden.

An additional reception gives flexible options to family living, and, just like the living room, enjoys a crescent shaped double-glazed walk in bay window.

The kitchen/ breakfast room is fitted with a range of both floor and wall mounted cupboards which sweep around three sides of the kitchen. There are ample work tops.

Both the double-glazed window and back door give views of the rear garden.

From the entrance reception, stairs rise to the first-floor landing.

First Floor

Here are the four bedrooms.

The main three bedrooms all have built-in wardrobes.

"Hidden" behind one of the wardrobe doors in the main bedroom, is the en suite shower room which is a benefit to modern family living.

The fourth bedroom still remains a good-sized room and is currently arranged as a study.

The family bathroom has been modernised with a white suite and contrasting wall tiles.

Additional storage comes with the vanity wash hand basin.

Rear Garden

Because of where the home is located, the garden is larger than expected. The plot "fans out" giving more garden space.

There is an existing summer house that would require some repair but could have various uses, either as a place to entertain or as a home office.

Rooms & Measurements

Entrance Reception

Lounge / Diner

24' 2" max into bay x 11' 2" (7.37m max into bay x 3.40m)

Living Room

13' max into bay x 10' 6" (3.96m max into bay x 3.20m)

Kitchen

22' 6" x 11' (6.86m x 3.35m)

Bedroom 1

17' 6" max into bay x 10' 2" max to rear of wardrobes (5.33m max into bay x 3.10m max to rear of wardrobes)

En Suite

Bedroom 2

10' 2" max into bay x 10' 2" max to rear of wardrobe (3.10m max into bay x 3.10m max to rear of wardrobe)

Bedroom 3

11' x 9' max to the rear of wardrobes (3.35m x 2.74m max to the rear of wardrobes)

Bedroom 4

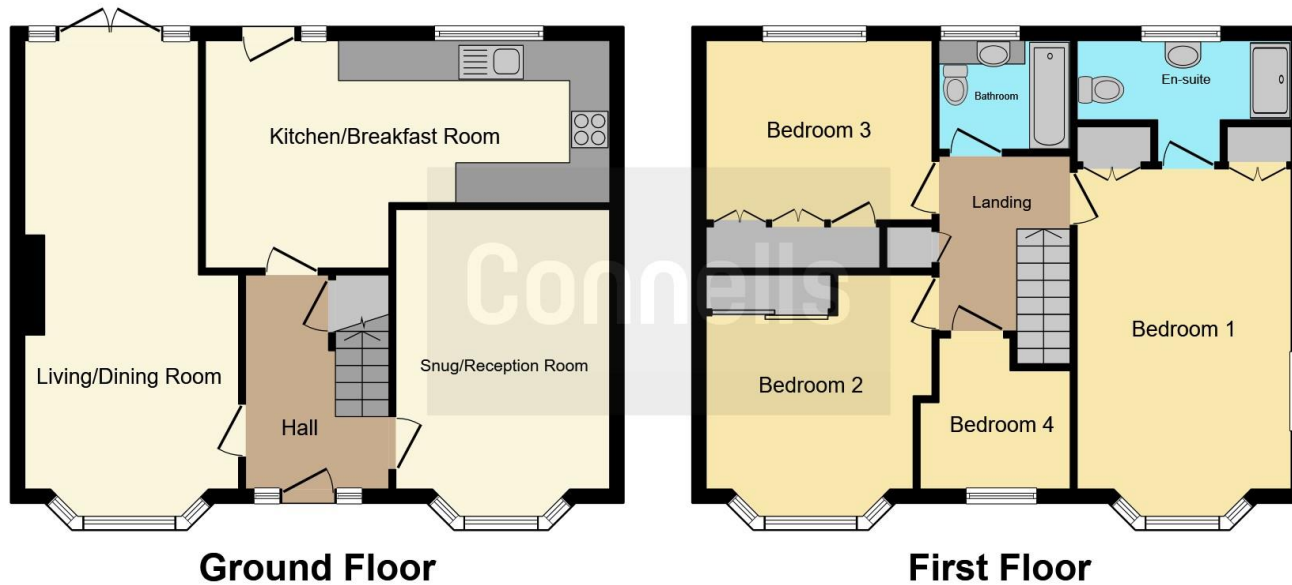
7' 6" x 7' 3" (2.29m x 2.21m)

Bathroom

Agents Note

The roof already has a velux style window fitted. Subject to building regulations and/or planning permission, there is scope to extend into this space to create more rooms





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
 SOUTHAMPTON SO18 6TG

EPC Rating: D

view this property online connells.co.uk/Property/BTN106544

Tenure: Freehold



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