



Connells

Spruce Drive
Southampton



Property Description

Introducing a meticulously maintained four bedroom semi-detached residence on Spruce Drive, boasting exceptional features throughout.

Approach the welcoming driveway, graced by a garage, leading to the entrance.

Step inside to discover a hallway guiding you to the right, where a cosy lounge awaits with a bay window and feature fireplace. Adjacent, a family room beckons, with French doors opening to a delightful conservatory offering garden views. To the left of the entrance hall, a separate dining room leads to a stunning, modern 18 ft kitchen breakfast room, complete with sleek units and integral appliances.

Ascend the stairs to find the master bedroom, featuring a modern en-suite and access to a versatile dressing room or potential fourth bedroom. Two additional generously sized rooms, a contemporary shower room, and separate WC complete the upper level.

Outside, the landscaped rear garden, overlooking tranquil trees, boasts a low-maintenance patio, shingle, and decking areas, complemented by rear access and a shed.

Nestled in a quiet residential area, this home offers the epitome of modern family living.

Entrance Hall

Door to front aspect. Stairs leading to first floor. Wood effect flooring.

Lounge

12' 8" x 11' 10" (3.86m x 3.61m)

Double glazed bay window to front aspect. Feature fireplace. French doors leading to sitting room. Radiator. TV port. Wood effect flooring.

Family Room

10' 2" x 10' (3.10m x 3.05m)

French doors leading to conservatory. Radiator. TV port. Wood effect flooring.

Dining Room

11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed window to front aspect. Radiator. Door leading to kitchen. Wood effect flooring.

Kitchen

18' 9" x 11' max (5.71m x 3.35m max)

Modern fitted kitchen with wall and base units. Double glazed windows and door leading to conservatory. Integral electric hob and oven with extractor fan. Integral microwave, dishwasher, washing machine and tall fridge freezer. Two stainless steel sink and drainers. Roll edge worktop. Under unit lighting. Radiator. Part tiled. Wood effect flooring.

Conservatory

17' x 10' 3" (5.18m x 3.12m)

Brick and UPVC construction with double glazed windows. French doors leading to rear garden. Two radiators. Wood effect flooring.

Landing

Access to loft. Storage cupboard. Wood effect flooring.

Bedroom 1

17' 9" x 9' 5" (5.41m x 2.87m)
Dual aspect double glazed windows to front aspect. Door leading to en-suite. Opening to dressing room/bedroom four. Wood effect flooring. Radiator.

En-Suite

Modern bathroom with double glazed window to rear aspect. Bath with shower over, Vanity sink and unit. Low level WC. Tiled floor to ceiling. Chrome heated towel rail. Tiled effect vinyl flooring. Spotlights.

Bedroom 2

11' 9" x 10' (3.58m x 3.05m)
Double glazed window to front aspect. Radiator. Wood effect flooring.

Bedroom 3

10' 1" x 9' 4" (3.07m x 2.84m)
Double glazed window to rear aspect. Built in mirrored wardrobes. Radiator. Wood effect flooring.

Bedroom 4/ Dressing Room.

8' 8" x 8' 6" (2.64m x 2.59m)
Double glazed window to front aspect. Radiator. Wood effect flooring.

Shower Room

Double glazed window to rear aspect. Modern shower room with vanity sink and unit. Walk in shower. Heated towel rail. Tiled flooring. Spotlights.

Separate WC

Double glazed window to rear aspect. Low level WC. Heated towel rail. Tiled flooring.

Outside

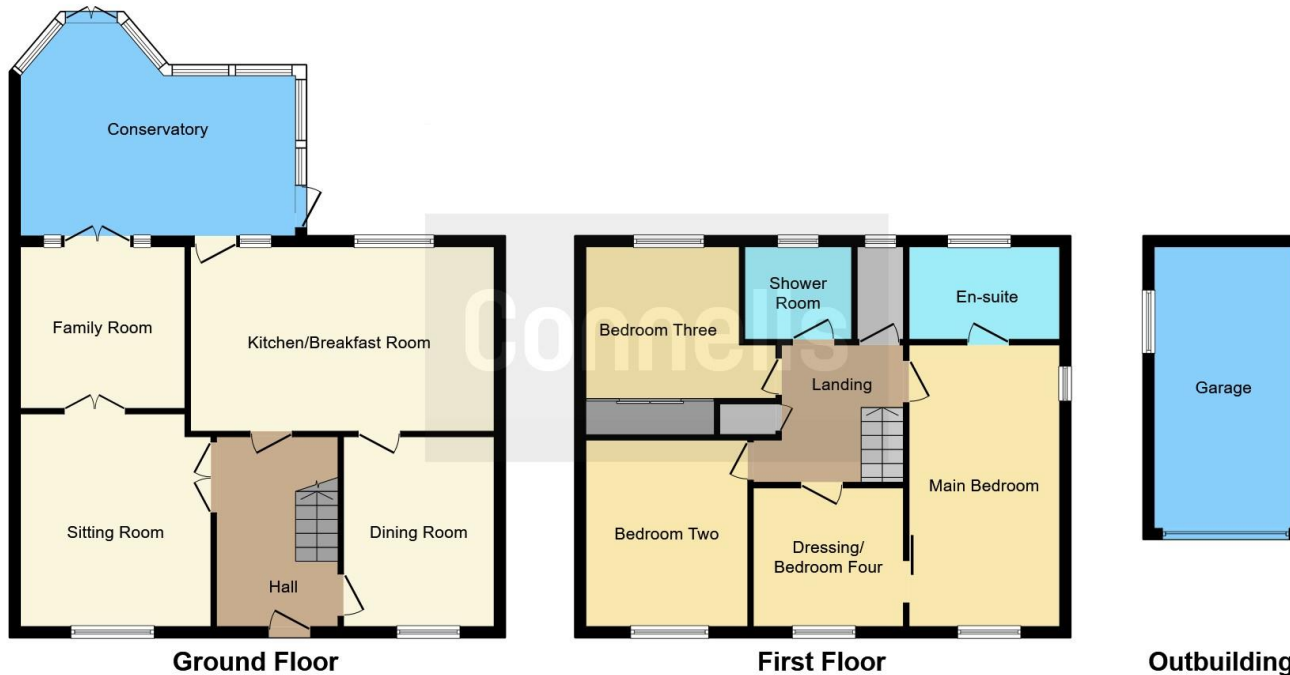
To the front. A brick paved driveway for two vehicles. Lawn area with mature shrubs and hedge borders. Path leading to garage and front door.

To the rear. A beautiful landscaped garden with paving, shingle, and raised decking area. Rear gate access.

Garage

17' 5" x 8' 7" (5.31m x 2.62m)
Up and over door. Power and lighting.





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.

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EPC Rating: C

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Tenure: Freehold



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