

Connells

Pinegrove Road Southampton

# Pinegrove Road Southampton SO19 2PD







# **Property Description**

Pinegrove road presents an exquisite opportunity for homebuyers seeking a harmonious blend of comfort, style and convenience. This newly listed three-bedroom residence stands as a testament to refined living, offering a haven of tranquility amidst the vibrant tapestry of the SO19 locale.

Step inside to discover a cosy lounge featuring a bay window followed by a welcoming log burner.

Followed by an exquisite kitchen with a handy breakfast bar catering to your needs with a downstairs cloakroom.

Three bedrooms grace the first floor, alongside a convenient bathroom modernised throughout to give you the best experience.

Outside, a driveway for two awaits, accessible side access leading you into a large, garden followed with a plethora of storage spaces and an elegant outbuilding.

The outbuilding currently features another shower room and is used as a bar, perfect for summer evenings.

This lovely home also has planning permission to make it a four-bedroom house which has already been approved.

#### **Entrance Hall**

Radiator. Carpet.

#### Lounge

11' 5" plus bay x 11' 2" ( 3.48 m plus bay x 3.40 m )

Double glazed bay to front aspect. Double door log burner. Carpet.

## **Dining Room**

14' 5" x 10' 10" min ( 4.39m x 3.30m min )

Double glazed window to rear aspect.

Radiator, Carpet. Stairs. Door to kitchen.

#### **Kitchen**

13' 9" x 9' 3" plus recess ( 4.19m x 2.82m plus recess )

Double glazed window to rear aspect. Double glazed door to side aspect. Fitted kitchen with wall and base units. Gas cooker. Space for appliances. Breakfast bar. Door to downstairs WC. Laminate flooring.

## **Bedroom 1**

14' 5" max x 11' 4" ( 4.39m max x 3.45m ) Double glazed window to front aspect. Carpet. Radiator.

## W.C

Toilet, Tiled

## **Bedroom 2**

9' 10" plus cupboard x 9' 3" ( 3.00m plus cupboard x 2.82m ) Double glazed window to side aspect. Boiler in cupboard.

#### Bedroom 3

9' 1" x 6' 5" ( 2.77m x 1.96m ) Double glazed window to rear aspect. Carpet. Radiator.

#### **Bathroom**

WC. Wash hand basin. Shower over bath. Towel rail. Mirror cupboard. Tiled.

## Outside

To the front Driveway for two cars.

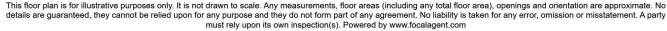
#### **Annex**

19' 3" x 7' 5" (  $5.87m \times 2.26m$  ) Double glazed door and window to front. Bathroom with shower, wash hand basin and WC.









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/BTN107059

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1869. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.





Tenure: Leasehold





<sup>1.</sup> 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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.