



Connells

Cleethorpes Road
Southampton



Property Description

Welcome to this exceptionally spacious four-bedroom semi-detached home in the sought-after area of Sholing. This extended property offers ample living space and modern conveniences, making it an ideal family home.

The property greets you with a large block-paved driveway, providing off-road parking for multiple vehicles.

Step inside to discover a welcoming 15' lounge, complete with a charming brick fireplace.

The spacious dining room seamlessly connects to the kitchen and features French doors leading to the garden, creating a perfect space for both family meals and entertaining.

The fitted kitchen boasts ample space for appliances, ensuring a practical and enjoyable cooking experience.

The ground floor also includes the master bedroom, which benefits from an en-suite for added privacy and convenience.

Upstairs, you'll find three generously sized bedrooms, each offering comfort and versatility.

The family bathroom on this floor serves the needs of a busy household.

The low-maintenance rear garden features a patio area, ideal for outdoor relaxation and gatherings. Additionally, an outbuilding provides flexible space that can be used as a bar, study, or additional storage.

This fantastic family home combines space, functionality, a prime location and no chain, making it a perfect choice for those seeking a comfortable and convenient lifestyle.

Don't miss the opportunity to make this house your new home.

Energy Rating D.

Entrance Hall

UPVC door to front of aspect. Radiator. Understairs storage.

Lounge

15' 10" max x 7' 7" min (4.83m max x 2.31m min)

Double glazed bay window to front aspect. Radiator. Brick fireplace.

Dining Room

15' 10" max x 10' 10" max (4.83m max x 3.30m max)

Double glazed French doors to rear aspect. Single obscure double-glazed window to rear aspect. Radiator. Open to kitchen area.

Kitchen

13' 1" max x 8' 10" max (3.99m max x 2.69m max)

Double glazed window to rear aspect. Fitted kitchen with wall and base units. Tiled flooring. Stainless steel sink. Space for American style fridge freezer. Space for washing machine. Space for Range cooker.

Bedroom 1

12' 1" max x 8' 4" max (3.68m max x 2.54m max)

Ground floor. Double glazed window to front aspect. Radiator. Built in storage. Access to en-suite.

En-Suite

Double glazed obscured window to rear aspect. Tiled flooring and walls. WC. Wash hand basin. Shower. Heated towel rail.

Bedroom 2

11' 6" into bay x 9' 10" max (3.51m into bay x 3.00m max)

Double glazed window to front aspect. Radiator. Built in wardrobes.

Bedroom 3

8' 8" x 12' max (2.64m x 3.66m max)

Double glazed window to rear aspect. Shelving. Radiator.

Bedroom 4

8' 3" x 8' 8" (2.51m x 2.64m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed obscured window to front aspect. Tiled flooring and walls. WC. Wash hand basin. Bath with shower over. Radiator.

Outside

To the front. Blocked paved driveway providing off road parking for multiple cars. Side access leading to rear garden.

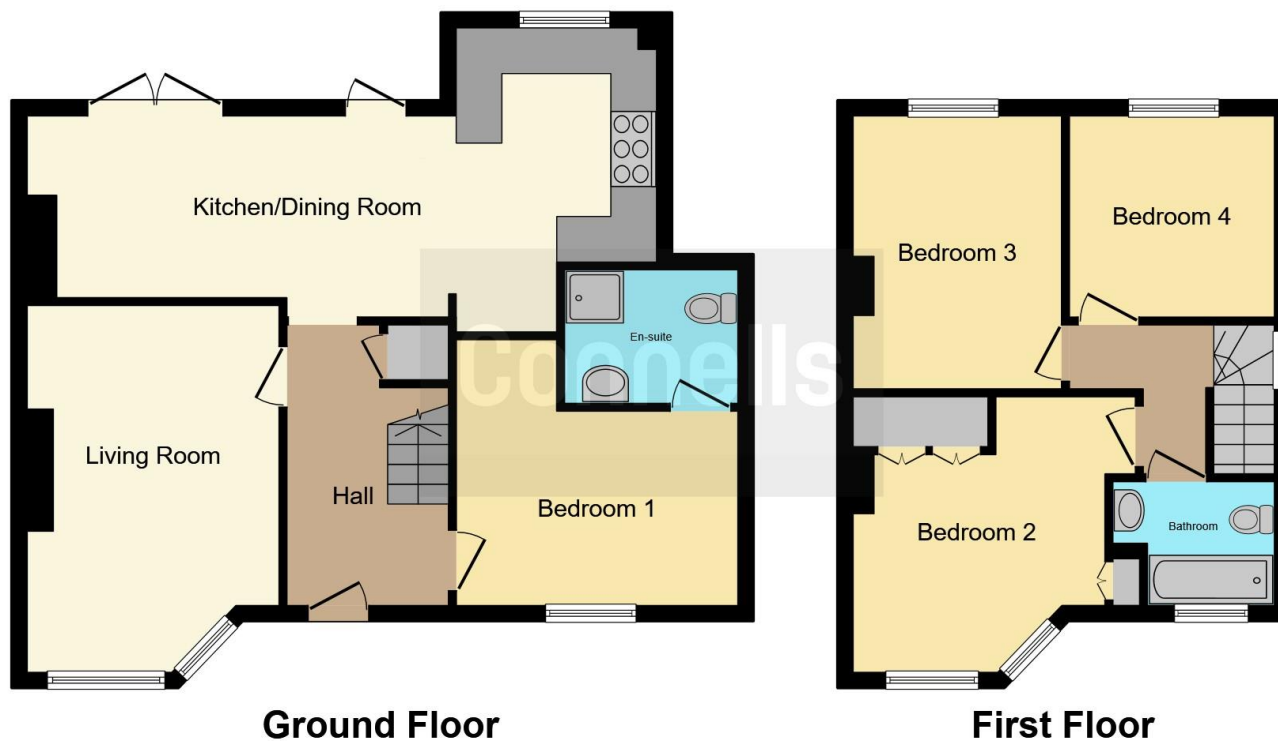
To the rear. Low maintenance garden with patio and raised decking area. Outside bar/study.

Outbuilding

12' 5" corner to corner x 16' (3.78m corner to corner x 4.88m)

UPVC double glazed door. Double glazed window to both front and side aspect. Power and lighting. Electric heater on wall.





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

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EPC Rating: D

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This is a Leasehold property with details as follows; Term of Lease 998 years from 29 Sep 1934. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. 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.

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