

for sale

£550,000



## Athelstan Road Southampton SO19 4DD

This four-bedroom detached home has numerous benefits inside such as Open plan dining room, kitchen, games room/bar, lounge, utility, four bedrooms, ensuite, family bathroom, rear garden with insulated home office and decking area with sunken hot tub. Driveway for multiple cars & side gate access.

# Athelstan Road Southampton SO19 4DD

Connells welcome to the market this four bedroom detached home. Situated in a sought after location of Bitterne, which is well known for its excellent school catchments and range of local amenities along with transports links. The property itself is a credit to the current owners and has numerous benefits inside!

On the first floor you will find a modern style kitchen, open plan diner, family room and dining room that opens out onto the rear garden. You will also find a utility room to the rear, a bespoke bar/games room. Lounge to the front with bay front windows allowing natural light.

The first floor benefits from four bedrooms with a ensuite off the master room and bedroom two having bay front windows, all housed by the family bathroom.

The rear garden is private and not over looked by neighbours behind. It mainly benefits from laid to lawn, with composite decking area which also has a sunken hot tub. To the rear end also has a self contained insulated office area with electrics.

This is a versatile property and an internal viewing is highly recommended!

Contact us directly to arrange a viewing.





## Entrance Hall

Wooden flooring, original spiraled banister;

## Downstairs Wc

WC, wash hand basin, tiled floor, electric panel heater;

## Family Room

10' 4" x 10' ( 3.15m x 3.05m )

Porcelain tiled floor;

## Lounge

15' 3" into bay x 11' 5" ( 4.65m into bay x 3.48m )

Double glazed bay front window, cast iron log burner with granule hearth, double radiator;

## Dining Room

10' 4" x 10' 1" ( 3.15m x 3.07m )

Double glazed window and doors to rear, solid wooden flooring, polycarbonate roof with fitted blinds;

## Bar

19' 5" max x 10' 8" max ( 5.92m max x 3.25m max )

Double glazed window to front, bespoke bar units, fitted carpet, ceramic tiles on bar area, 2 storage cupboards;

## Kitchen

10' 4" x 10' 4" ( 3.15m x 3.15m )

Double glazed window to rear, wall and base units, space for American fridge/freezer, corner carousel unit, built in ironing board, tiled floor;

## Utility Room

7' 7" x 5' 5" ( 2.31m x 1.65m )

Double glazed window and door to rear, wall and base units, stainless steel sink and drainer, plumbing space for washing machine and dryer;

## Landing

laid to carpet, access to loft;

## Bedroom One

11' 2" max x 10' 8" max ( 3.40m max x 3.25m max )

Double glazed window to front, double radiator, single wardrobe;

## Ensuite

Three piece suite, WC, Aqualisa digital shower, hand wash basin, laminated flooring, two mirrors, double radiator, tilling partial;

## Bedroom Two

11' 5" into bay x 11' 5" max ( 3.48m into bay x 3.48m max )

Double glazed bay front window, double radiator, double wardrobe, vanity sink and unit;

## Bedroom Three

10' 4" max x 10' max ( 3.15m max x 3.05m max )

Double glazed window to rear, laid to carpet, door to boiler;

## Bedroom Four

10' 4" into recess x 10' max ( 3.15m into recess x 3.05m max )

double glazed window to side aspect, three piece suite, WC, his and hers sinks, shower over bath, tiled floor to ceiling;

## Front Garden

Fully block paved for off road parking

## Bathroom

Double glazed window to side aspect, three piece suite, WC, his and hers sinks, shower over bath, tiled floor to ceiling;

## Rear Garden

Mainly laid to lawn, mature shrubs and borders, self contained/insulated office with power, composite decking with sunken hot tub;

## KEY FEATURES

- Four Bedroom Modern Style Detached Home
  - Open Plan Living Space
    - Games Room/Bar
- Rear Garden with Decking Area & Sunken Hot tub
  - Purpose Built Home Office to Rear Garden
- Driveway for Multiple Cars
  - Ensuite Off Master Room
  - Utility Room









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](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: BTN107302 - 0003

**Tenure:** Freehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/BTN107302](http://connells.co.uk/Property/BTN107302)

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