

for sale

offers over **£380,000** Freehold



Portsmouth Road SOUTHAMPTON SO19 9BG

An impressive and refurbished three bedroom detached family residence with sweeping views, off road parking and a garage. The current owner has extended the kitchen to create a spacious open-plan layout, perfectly suited to modern family life.

- Energy Rating: D
- Large kitchen / diner
- 2 Parking spaces & Garage
- 3 Bedrooms
- Sweeping Views

Property Details

Approach

dropped curb giving easy access to off-road parking and garage, front garden is laid to lawn with steps leading to front door.

Entrance Hall

Double glazed door to front, laminate flooring with vertical radiator and under stairs storage, smooth finish to coved ceiling, stairs leading to first floor.

Lounge 12' 4" into bay x 12' 2" max (3.76m into bay x 3.71m max)

Double glazed bay window to front, vertical radiator and smooth ceiling.

Kitchen / Diner 18' 3" max x 12' max (5.56m max x 3.66m max)

Double glazed windows to side and rear aspect, smooth coved ceiling, variety of modern wall and base units with work surface over, sink and drainer inset, integrated oven and dishwasher, island with storage and integrated hob, space and plumbing for an American Fridge/Freezer, vertical radiator, laminate flooring, inset spotlights and under counter lighting.

Reception Room 11' 3" x 10' 7" (3.43m x 3.23m)

double glazed windows to rear and double glazed French doors and windows to side aspect, feature oak beam with smooth pitched ceiling, vertical radiator and laminate flooring.

Utility 6' 8" x 9' 9" (2.03m x 2.97m)

Double glazed window to rear and double glazed door to side aspect, plumbing and space for a washing machine and tumble dryer, work surface and wall mounted combi boiler, tiled flooring an heated towel radiator.

Shower Room

double glazed window to front aspect, walk-in shower cubicle with mains fed shower, vanity wash hand basin, low level WC, heated ladder towel rail, fully tiled walls and flooring.

Landing

Double glazed window to side aspect, laid to carpet, smooth coved ceiling.

Bedroom One 13' 7" into bay max x 11' 9" max (4.14m into bay max x 3.58m max)

Double glazed bay window to front aspect, laid to carpet, radiator, smooth finish to coved ceiling.

Bedroom Two 11' x 11' 11" (3.35m x 3.63m)

Double glazed window to side and rear aspect, laid to carpet, radiator, smooth finish to coved ceiling.

Bedroom Three 6' 10" x 6' 1" (2.08m x 1.85m)

Double glazed window to front aspect, laid to carpet, loft hatch, radiator, smooth finish to ceiling.

Family Bathroom

Double glazed window to rear aspect, vanity hand wash basin, low level WC, panel enclosed bath, tiled walls and flooring, light up mirror and heated towel radiator.

Garage 18' 11" x 9' 4" (5.77m x 2.84m)

Detached brick built garage, window to side aspect, door to rear and an up and over door to front with power and light.

Garden

Private enclosed rear garden, mainly laid to lawn with pathway leading to raised patio area, steps leading to garage and side access.





To view this property please contact Connells on

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SOUTHAMPTON SO18 6TG

Tenure: Freehold

EPC Rating: D

Property Ref: BTN105191 - 0003

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