



**Connells**

Kingsclere Avenue  
Southampton



## Property Description

Located on the desirable Kingsclere Avenue in Southampton, this well-presented three-bedroom home offers generous living space and a modern, practical layout ideal for families or professionals. The property is very bright, light, and airy throughout, and has been exceptionally well kept.

The spacious front living room features a stylish electric fireplace, creating a warm and welcoming atmosphere. To the rear, a bright conservatory overlooks the garden and provides an excellent additional living or dining space filled with natural light. The heart of the home is the super-modern open-plan kitchen with a dining area, perfectly designed for everyday living and entertaining.

Upstairs, there are three comfortable bedrooms, along with a family bathroom and a separate toilet for added convenience. The home also benefits from a very spacious loft, offering excellent storage opportunities or potential for extension.

Externally, the property features a private driveway with space for 3 cars and a low-maintenance patio garden with astro grass, ideal for outdoor enjoyment. Additionally, there is a charming brick garden shed covered in grapes and berries during the summer, providing extra storage and character to the garden.

Further features include double glazing and gas central heating, ensuring comfort throughout the year.

### Lounge

18' 4" x 9' 3" ( 5.59m x 2.82m )

Double doors to conservatory. Double glazed window to front aspect. Gas central heating radiator. Electric fireplace.

### Kitchen

18' x 14' 6" ( 5.49m x 4.42m )

Double glazed windows to rear and front aspect. Sink and drainer. Integrated oven and microwave. Gas hob with extractor fan. Wall and base units. Space for fridge/freezer. Gas central heating radiator.

### Conservatory

23' x 6' 4" ( 7.01m x 1.93m )

Access to kitchen and lounge.

### Bedroom 1

12' 5" x 10' 2" ( 3.78m x 3.10m )

Double glazed window to front aspect. Gas central heating radiator. Built in wardrobe.

### Bedroom 2

12' 5" x 10' 6" ( 3.78m x 3.20m )

Double glazed window to front aspect. Gas central heating radiator. Built in storage/wardrobe.

### Bedroom 3

8' 2" x 7' 5" ( 2.49m x 2.26m )

Double glazed window to rear aspect. Gas central heating radiator. Built in storage.

### Bathroom

Double glazed window to rear aspect. Bath/shower with mixer tap. Wash hand basin. Gas Central heating towel radiator.

Separate WC with window to rear aspect. Wash hand basin.

### Outside

Driveway for 3 cars.

Garden - Patio area with astro lawn. Large brick-built garden shed.

## KEY FEATURES

- Three spacious bedrooms
- Large front living room with electric fireplace
- Bright conservatory overlooking the garden
- Modern open-plan kitchen with dining area
- Family bathroom with separate toilet
- Driveway parking for 3 cars
- Low-maintenance patio garden with astro grass
- Double glazing and gas central heating

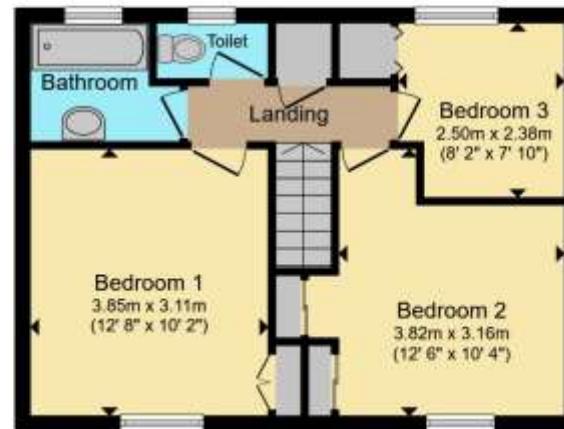








**Ground Floor**



**First Floor**

Total floor area 106.4 m<sup>2</sup> (1,146 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

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