



**£425,000**  
Freehold

**Lacabana, Duncan Road**  
Park Gate, Southampton, Hampshire SO31 1BD



## Quick View



3/4 bedrooms



Garage



2/3 Living rooms



2 Bathrooms



Detached Bungalow



EPC Rating C



Driveway Parking



Council Tax Band E

## Reasons to View

- Here you can benefit from single storey living but without having to compromise on space, there are three bedrooms, plus a study.
- There is plenty of parking on the driveway and even room for a caravan or campervan, as well as the garage for storage.
- If you want the convenience of being able to pop to the shops without having to take the car, or to explore the south coast by rail then this is the place for you!
- On the smaller side, this west facing rear garden is the perfect sun trap to soak up the afternoon rays, plus it's nice and private.
- The kitchen is adjacent to the dining room so you can enjoy sociable mealtimes chatting to the chef, and lots of storage too.
- The main bedroom has a dressing area and full ensuite with bath giving the perfect space to retire to at the end of the day.

## Description

Life certainly won't be boring living here, with so much on the doorstep you'll be spoilt for choice on how to spend your free time, whether it's a trip to town on the train or a wander around the corner for a coffee, it'd be Rude not to! If you still need a car there is room for 3-4 on the block paved driveway which leads to the attached garage. The garage has a personnel door at the rear onto a small courtyard area.

Inside the bedrooms are positioned toward the front of the bungalow, off the central hallway, the main bedroom has a dressing area with freestanding wardrobes leading through to the ensuite bathroom. As well as two further double bedrooms there is a study/potential fourth bedroom which share the family bathroom. There is also a walk in store room with access to the loft space which is part boarded with a ladder.

The living room is dual aspect with windows to the south and west making this a lovely bright space, the slightly sloping ceiling adding some character too. The kitchen is accessed via the dining room which has matching cupboards, one housing the Worcester gas combination boiler which was replaced in November 2023. The kitchen itself is fitted with white wall and base units with a window overlooking the garden and freestanding gas cooker. Off the dining room there is a utility area/rear porch with plumbing for the washing machine and a door out to the rear garden.

The rear garden faces west and is nicely private backing onto other gardens behind. It is mainly laid to lawn with flower borders and a wooden deck area with side access gate to the front driveway.

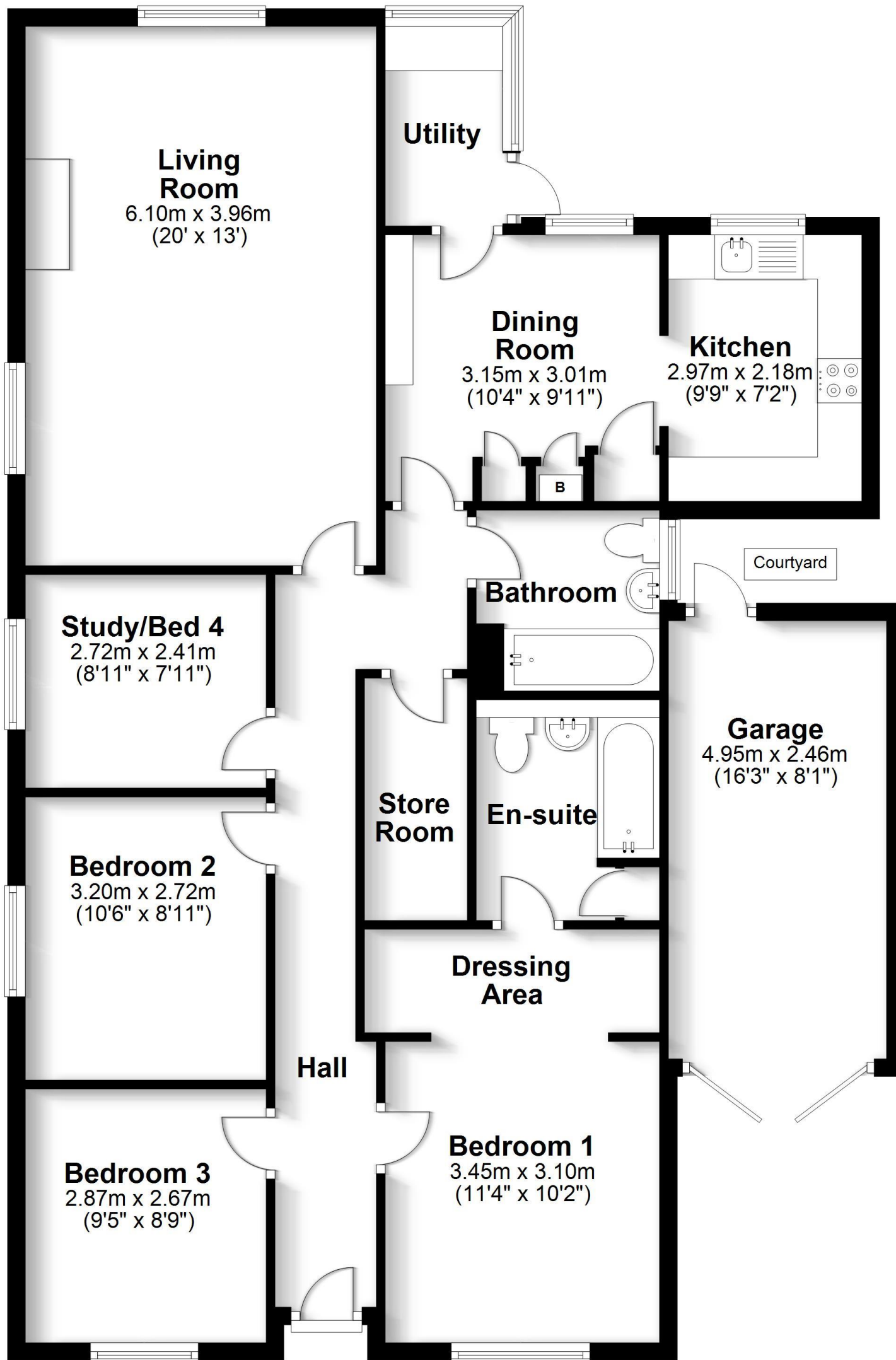
With Park Gate shops less than a five minute walk stocking up with day to day essentials will not be a chore, and if a meal out is in order then there are a variety of pubs and takeaways nearby to enjoy or hop on the train from Swanwick Station for a trip into Southampton or Fareham.

## Directions

<https://what3words.com/configure.unlisted.sofa>

## Floor Plan

Main area: approx. 108.8 sq. metres (1171.0 sq. feet)  
 Plus garages, approx. 12.2 sq. metres (131.3 sq. feet)



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