



BROOK
INDEPENDENT
ESTATE AGENTS

12 Lower Duncan Rd, Park Gate SO31 1BE

An extended and remodeled five bedroom detached executive residence, spacious throughout and with a super sunny landscaped garden. Perfect for a large family

£570,000

Features and Accommodation

- Impressive spacious accommodation throughout
- Tiled entrance porch with access to welcoming entrance hall
- Useful utility cloakroom
- Versatile open plan reception room currently utilized as a snug and formal dining room with secret storage wall
- Lovely country shaker style kitchen breakfast room with great arrangement of units, dresser and designated breakfast /dining area with French door open to the patio
- Large living room with twin aspect and sliding doors to garden and patio terrace
- Five well proportioned bedrooms, a master suite with large four piece en suite and jack and jill access to bedroom four
- Luxury spacious four piece bathroom suite with walk in shower finished with quality slate tiling throughout and contemporary sanitaryware
- Beautiful landscaped and tiered secluded sunny rear garden with lovely shady pergola area wrapped in wisteria
- Integral garage and ample off road driveway parking
- Convenient location for commuting, transport links and railway station
- Short walk from Park Gate village and all its amenities





Brook independent estate agents are delighted to present to the market this fine detached five bedroom executive residence perfectly tucked away in an elevated position with a super sunny landscaped rear garden. The property is ideal for those looking for a spacious family home in a convenient spot. The area is a popular choice as it is well placed for schools, access to a network of commuter routes, the mainline station, a short walk and an abundance of amenities and shopping facilities in Park Gate and the nearby Locks Heath Centre with its array of independent shops, popular coffee house and Waitrose supermarket. A short drive, walk or cycle are the commerce centres of Whiteley, Segensworth and Kitescroft all of which make this the perfect location for those looking for amenities and activity close by.

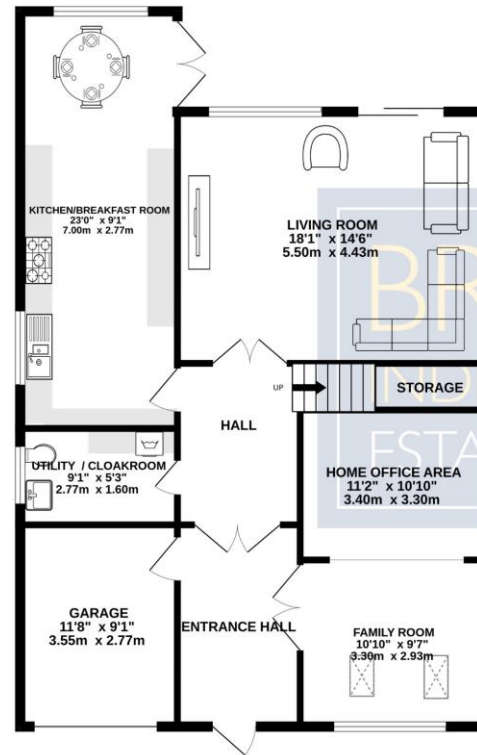
The property has an exceptionally impressive and welcoming entrance hall, recently redecorated, it only enhances the feeling of space enjoyed throughout this fine home. There are five well proportioned bedrooms, the master has en suite facilities plus there is a luxury four-piece bathroom suite in slate grey with a contemporary finish. The ground floor is where the time is spent however and this property offers amazing versatility and flexible living. The layout encourages get togethers and gatherings but also embraces space to retreat to and study or relax. Its been thoughtfully remodeled to provide the perfect mix of warm comfort and contemporary finishes which are timeless. Care has been taken with fixtures, fittings and décor choices to enhance the space and provide this fantastic residence with a rich quality finish. To complement the garden is a sunny aspect with a large paved patio area ideal for entertaining, theres a fabulous wisteria wrapped pergola and the remainder of the garden is carefully landscaped with raised sleeper beds giving the garden a coastal theme. There's ample off road parking and a useful integral garage.

In summary a spacious detached family residence without compromise, the layout is perfect, rooms a great size and its set in the most perfect location for all ages.

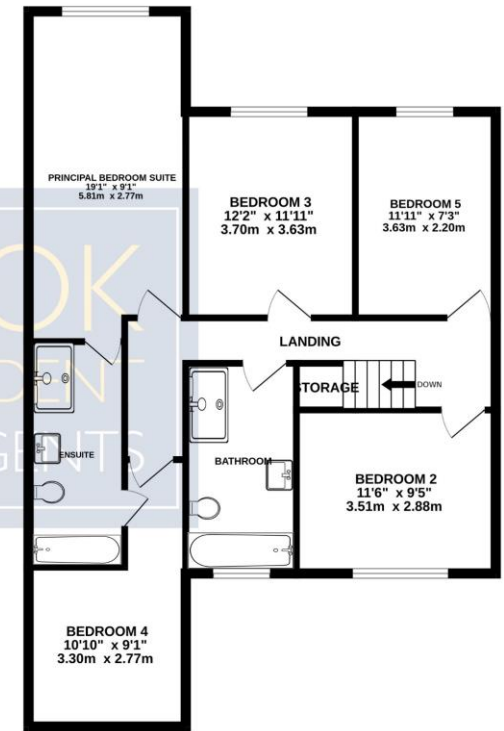




GROUND FLOOR
1011 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA: 1864 sq.ft. (173.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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