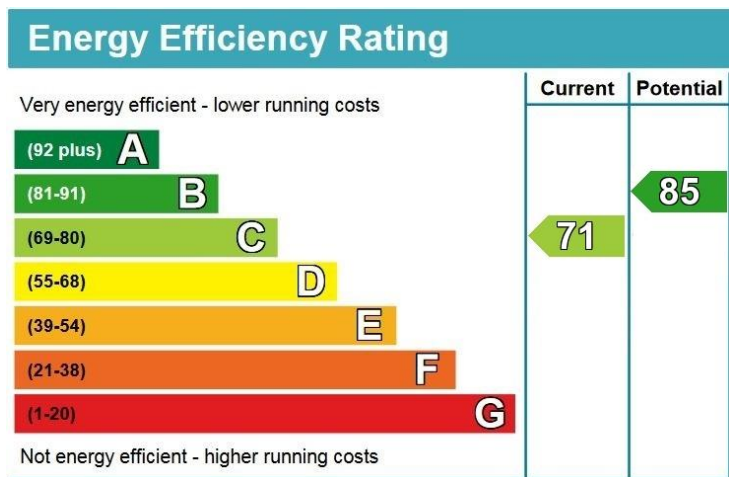




Bitterne

023 8042 2600



'Kenville' Bullar Road, Bitterne Park, Southampton, Hampshire, SO18 1GS

Offers Over £350,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Bullar Road! This beautifully extended property would make the perfect family home. Situated in the popular location of Bitterne Park, there is an abundance of local amenities within walking distance. Upon entering the property, you are welcomed by a bright entrance hall with doors leading to the primary rooms. The lounge features a large bay window, flooding the room with natural light. There is a second reception space to the rear of the house that opens into the garden. The kitchen has been extended and benefits from high-gloss cabinetry and a bright skylight. There is also a downstairs shower room! The first floor will continue to impress with three well-proportioned bedrooms and a family bathroom. Externally, to the front, there is a driveway providing off-road parking. The garden appreciated an easterly aspect, the majority laid to lawn - the perfect place to unwind after a busy day.

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Approach:
Driveway providing off road parking, path leading to front door.

Entrance Hall:
Smooth ceiling, stairs rising to first floor, under stair storage cupboard, radiator, doors to:

Lounge
13' 2" (4.01m) x 13' 2" (4.01m)::
Smooth ceiling, double glazed bay window to front, picture rail, radiator.

Dining Room
12' 11" (3.94m) x 10' 5" (3.17m)::
Smooth ceiling, sliding patio doors to rear overlooking garden, radiator.

Kitchen
18' 1" (5.51m) x 9' 8" (2.95m)::
Smooth ceiling, skylight, double glazed window to rear overlooking garden, range of wall base and drawer units with work surface over, sink and drainer inset, space for oven with extractor over, space for fridge/freezer, integrated dishwasher, tiling to principal areas, tiled floor.

Utility:
Smooth ceiling, space for washing machine and tumble dryer.

Shower Room:
Smooth ceiling, double glazed obscured window to side, three piece suite comprising: walk-in shower cubicle, WC, wash hand basin with storage under, heated towel rail.

Landing:
Smooth ceiling, hatch providing access to loft space, doors to:

Master Bedroom
13' 2" (4.01m) x 13' 2" (4.01m)::
Smooth ceiling, double glazed bay window to front, built in wardrobes, radiator.

Bedroom Two
12' 10" (3.91m) x 10' 5" (3.17m)::
Smooth ceiling, double glazed window to rear, built in wardrobes, radiator.

Bedroom Three
8' 7" (2.62m) x 8' 5" (2.57m)::
Smooth ceiling, double glazed window to rear, radiator.

Bathroom :
Smooth ceiling, double glazed obscured window to front, three piece suite comprising: panel enclosed bath with mains fed shower over, WC, wash hand basin with storage under, heated towel rail, tiled walls and floor.

Garden:
Fence enclosed rear garden, mainly laid to lawn with flower and shrub borders, patio seating area, summer house.

Services
Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band A

Sellers Position
Buying On

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



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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