



Bitterne

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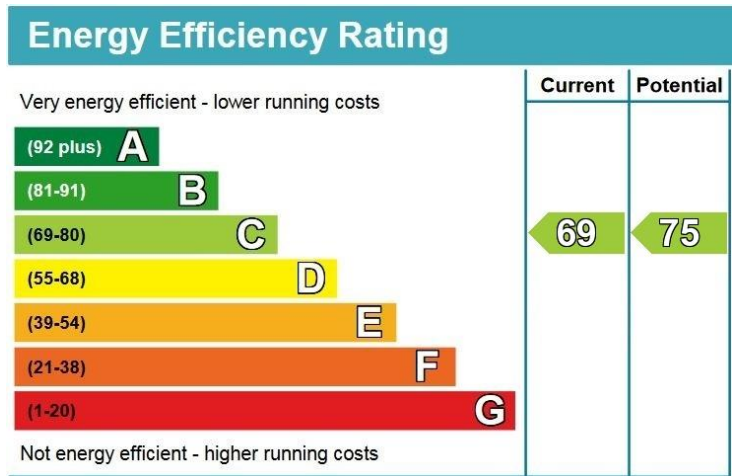


191 Manor Farm Road, Bitterne Park, Southampton, Hampshire, SO18 1NY

Offers Over £475,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Manor Farm Road! Positioned in the heart of Bitterne Park and just a short stroll to the idyllic Riverside Park, this imposing link-detached house has so much accommodation to offer. As you step inside, you are welcomed by the entrance hall, showcasing original features from the get-go. The lounge is at the front of the house with a gorgeous bay window. There is a separate study, the perfect place to work from home! The ground-floor bathroom is simply stunning, designed with a four-piece suite and featuring a free-standing bathtub and the room is finished with striking metro-style tiling. At the back of the house is the WOW factor kitchen/dining/living space, with a beautiful vaulted ceiling, completed with full-width and height glazing looking into the rear garden. This room is just flooded with natural light and is an area you will naturally congregate in. The units themselves are bespoke to the house, and the quality is outstanding.



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Approach:
Block paved driveway to front.

Entrance Hall:
Smooth and coved ceiling with original style coving, stairs to first floor with storage under, radiator.

Lounge
14' 5" (4.39m) into bay x 11' 5" (3.48m)::
Smooth ceiling with original style coving, UPVC double glazed bay window to front, two radiators.

Study
6' 2" (1.88m) x 8' 8" (2.64m)::
Smooth ceiling, UPVC double glazed window to side, radiator.

Bathroom :
Smooth ceiling, UPVC double glazed obscured window to side, impressive four-piece suite comprising: WC, wash hand basin, corner shower cubicle and free-standing bath, metro style tiling, heated ladder towel rail.

Kitchen/Diner
24' 6" (7.47m) max x 12' 1" (3.68m) max::
Smooth ceiling with vaulted aspect, full height and width UPVC double glazed windows and double doors opening onto rear garden, bespoke shaker-style base and drawer units, ceramic bowl and a half sink with drainer inset, built-in double oven, gas hob, large larder cupboard, two radiators, tiled floor.

Utility Room:
Smooth ceiling, UPVC double glazed window to side, wall-mounted boiler, space and plumbing for washing machine and dishwasher, space for fridge/freezer, tiled floor.

Landing:
Smooth ceiling, hatch providing access to loft space, UPVC double glazed window to side, doors to:

Master Bedroom
11' 11" (3.63m) max x 12' 6" (3.81m) max::
Smooth ceiling, two UPVC double glazed windows to front, two built-in double wardrobes with sliding doors, radiator, door to:

Ensuite:
Smooth ceiling with inset spotlights, WC, wash hand basin and corner shower cubicle with mains fed shower, tiling to principal areas, heated ladder towel rail.

Bedroom Two
7' 9" (2.36m) x 8' 11" (2.72m)::
Smooth ceiling, UPVC double glazed window to side, radiator, doors to:

Ensuite:
Smooth ceiling, UPVC double glazed obscured window to side, WC, wash hand basin and shower cubicle with mains fed shower, radiator.

Bedroom Three
11' 3" (3.43m) x 7' 3" (2.21m) max::
Smooth ceiling, UPVC double glazed window to rear, built-in triple wardrobe, radiator.

Bedroom Four
11' 3" (3.43m) x 7' 3" (2.21m)::
Smooth ceiling, UPVC double glazed window to rear, radiator.

WC:
Smooth ceiling, UPVC double glazed obscured window to side, WC, wash hand basin, metro style tiling.

Garage/Store
11' 4" (3.45m) x 7' 4" (2.24m)::
Electric roller door to front, pitched roof, door to rear.

Garden:
Fence enclosed rear garden, raised patio seating area leading to lawn, shingled pathway to side leading to garden room, outside power sockets, outside tap, apple tree.

Garden Room:
Detached breeze block-built outside garden room with power and light connected.

Services
Mains gas, 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 C

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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