



35 Clifton Gardens,  
Southampton, Hampshire SO18 3DA

£460,000 Freehold

We are delighted to offer this beautifully presented and extended, detached family home set on a corner plot in Clifton Gardens, West End. The accommodation on the ground floor consists of; entrance hallway, double aspect lounge, dining room, stunning kitchen / breakfast room with an island, conservatory, downstairs cloakroom and a garage. On the first floor the house offers; landing, family bathroom, three bedrooms, including a master suite with a dressing area and en-suite shower room. Outside the house has gardens stretching to all sides and two separate driveways one accessed to the front of the house and another to the side. Viewing is highly recommended to appreciate this bespoke family home. **Council Tax Band D.**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

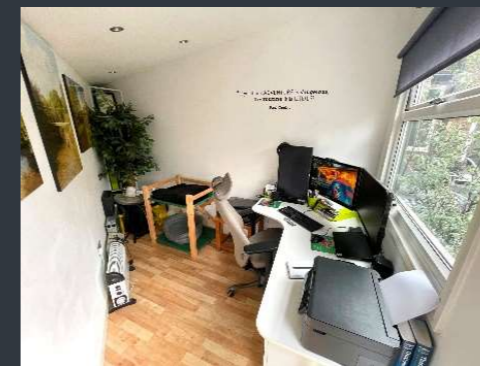






## Overview

- EXTENDED AND IMPROVED DETACHED FAMILY HOME
- SOUGHT AFTER CUL DE SAC LOCATION
- TWO DRIVEWAYS
- SET ON A CORNER PLOT
- KITCHEN / BREAKFAST ROOM 12'8" X 12'4" MAX
- SECLUDED REAR GARDEN
- MASTER SUITE WITH DRESSING ROOM AND EN-SUITE
- DOUBLE ASPECT LOUNGE
- PRIVATE HOME OFFICE
- VIEWING ESSENTIAL



### Entrance Porch

Upvc double glazed window to side and front aspect, tiled floor and door leading to:

### Entrance Hall

Door with side light, smooth ceiling, staircase to first floor, Cherry wood flooring and door to:

### Lounge 14'9 (4.49m) x 12'4 (3.76m)

Upvc double glazed window to front and side aspect, coving to smooth ceiling, gas fireplace with mantle over, Cherry wood flooring, radiator, and door leading into:

### Dining Room 15'2 (4.62m) x 8'10 (2.69m)

Tiled floor, Upvc double glazed window overlooking the rear garden, coved and smooth finish ceiling, door to large storage cupboard.

### Kitchen / Breakfast Room 12'8 (3.86m) x 12'4 (3.76m)

Beautifully designed kitchen with an extensive range of floor and wall units and a feature central island / breakfast bar, built in oven and gas hob with extractor over space for dishwasher and washing machine, inset twin sink set in granite worktop, complimentary floor and wall tiling, Upvc double glazed window to front elevation, sliding patio door leading to the secluded rear garden, inset spotlights and smooth finish ceiling.

### Conservatory 9' (2.74m) x 8'2 (2.49m)

Upvc double glazed window to side and rear aspect, radiator, power points, double glazed patio doors leading to rear garden.

### Cloakroom

White suite comprising; low level w/c, corner basin, heated towel rail, complimentary tiling, wall mounted boiler.

### First Floor Landing

Upvc double glazed window to side aspect, smooth ceiling, radiator, airing cupboard, access to loft space with doors to.

### Bedroom One 12'5 (3.78m) x 9'9 (2.97m)

Double aspect room with Upvc double glazed windows to side aspect, smooth finish ceiling, double radiator, door leading to ensuite.

### Dressing Area 8'11 (2.72m) x 5'8 (1.73m)

Built in mirror fronted wardrobe with double hanging.

### Ensuite Shower Room

Smooth ceiling with inset spotlights, tiled shower cubicle with power rain shower, wash hand basin, low level W.C, fully tiled, under floor heating.

### Bedroom Two 12'4 (3.76m) x 12'2 (3.71m)

Two upvc double glazed window to front aspect, smooth ceiling, radiator and built in wardrobe.

### Bedroom Three 14'2 (4.31m) x 7'10 (2.39m)

Upvc double glazed window to front and rear aspect, smooth ceiling, radiator, built in wardrobe.

### Family Bathroom

Obscure Upvc double glazed window to rear aspect, panelled bath with power shower over, wash hand basin set on vanity unit, low level W.C, heated towel rail and full tiled walls.

### Front Garden

Mainly laid to lawn with flower and shrub borders, patio area, side access, off road parking for two cars and further parking to side for two further cars.

### Rear Garden

Raised decked area and secluded sun patio, artificial lawn, shrub borders, pedestrian access leading to the front, Door leading to Home Office with power and light.

### Garage

Electric roller door, power points.

### Tenure - Freehold

### Agents Note- Draft Copy of particulars

### Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.