



ESTABLISHED 1900

17 Elmsleigh Gardens, Bassett, Southampton, SO16 3GE

*Country & Individual Homes*



17 Elmsleigh Gardens  
Bassett  
Southampton  
SO16 3GE

3 bedrooms  
Freehold

*Situated in the heart of Bassett, this detached character home has been the subject of a comprehensive program of improvements to include a superb open plan kitchen/dining room with bi-fold doors leading onto the generously proportioned rear garden.*



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**DESCRIPTION:**

In addition there is also a separate sitting room and home office/playroom. The first floor continues to impress with particularly good size bedrooms all of which are doubles and the property also has the unusual feature of a bathroom and separate shower room. Conveniences include double glazing and gas central heating and due to the combination of features and standard of presentation early viewings are recommended.

**LOCATION:**

Elmsleigh Gardens is situated in the ever popular residential area of Bassett, within easy reach of both Southampton's Sports Centre and the Common. All other local amenities are close at hand including shops, bus services and excellent schools and colleges. Located within comfortable travelling distance of Southampton city centre, Southampton Airport Parkway, and the M3 and M27 motorways, linking to Winchester and the Solent's south coastal regions.

**ENTRANCE PORCH:**

Double glazed entrance door and window.

**ENTRANCE HALL:**

Radiator. Stairs rising to first floor landing with under stairs storage cupboard. Herringbone wood flooring. Smooth plastered ceiling. Picture railing.



**SITTING ROOM 15' 8" (4.78m) x 12' (3.66m):**

An elegantly appointed room with double glazed bay window to front elevation. Radiator. Picture railing. Herringbone block wood flooring.

**OFFICE/PLAY ROOM 13' 1" (3.99m) x 7' 7" (2.32m):**

Herringbone block wood flooring. Picture railing. Obscure double glazed window. Radiator.

**KITCHEN/DINING ROOM 19' 6" (5.94m) x 11' 10" (3.61m):**

Undoubtedly the centre piece of the home, this 19' 6" open plan area has the advantage of bi-fold doors leading to the rear garden. The kitchen has been finished in a contemporary style with a range of handleless doors and with integrated appliances and separate island feature as well as feature extractor hood. Quartz work surfaces. The kitchen is well appointed to include double oven, combination microwave oven, dishwasher and integrated fridge and freezer. The delightful central island feature houses the induction hob and there is a further feature ceiling mounted extractor hood over and breakfast bar in the island feature. Under laid sink with swan neck mixer tap fitting. Smooth plastered ceiling with recessed halogen lighting. Double glazed window to rear elevation, double glazed bi-fold doors, fully retracting provide enhanced natural light. Wall mounted feature radiator. Sliding door leading to:-

**UTILITY ROOM 8' 5" (2.57m) x 6' 1" (1.86m):**

Matching range of units with one and a half bowl under laid sink with mixer tap fitting. Herringbone block wood flooring. Quartz work surfaces. Double glazed window. Suitable space and plumbing for washing machine and tumble dryer. Built-in shelf storage. Smooth plastered ceiling with recessed halogen lighting and extractor fan.

**DOWNSTAIRS CLOAKROOM:**

Contemporary two piece suite comprising; concealed cistern low level w.c. and wall mounted hand basin with mono bloc mixer tap fitting. Herringbone block wood flooring. Tiled wall surface. Obscure double glazed window.

**FIRST FLOOR LANDING:**

Access to roof space. Textured and coved ceiling. Built-in linen cupboard. Obscure double glazed window.

**BEDROOM ONE 15' 10" (4.83m) x 12' (3.65m):**

Double glazed bay window to front elevation. Radiator. Smooth plastered ceiling.



*“The superb presentation combines perfectly with the mature private plot to provide a superb family home”*

**BEDROOM TWO** 12' (3.66m) x 12' (3.65m):

Double glazed window. Radiator. Smooth plastered and coved ceiling. Picture railing.

**BEDROOM THREE** 11' (3.35m) x 11' (3.35m):

Double glazed window. Picture railing. Radiator.

**BATHROOM:**

Contemporary re-fitted suite comprising; panelled bath, low level w.c., vanity hand basin with storage under and separate shower cubicle with tiled enclosure. Two obscure double glazed windows. Tiled floor surfaces. Tiled walling. Radiator.

**SHOWER ROOM:**

Three piece suite comprising; tiled shower enclosure, hand basin and low level w.c. Obscure double glazed window. Tiled flooring.

**OUTSIDE:**

The front garden has a block paviour finished driveway providing off road parking for two vehicles. The remainder of the garden is laid to lawn and trimmed with hedging and fence enclosures.

The rear garden has a decked area which leads to an extended patio. The primary parts of the garden are laid to lawn with circular brick retaining wall. The gardens benefit from offering a high degree of privacy due to established mature plantings.

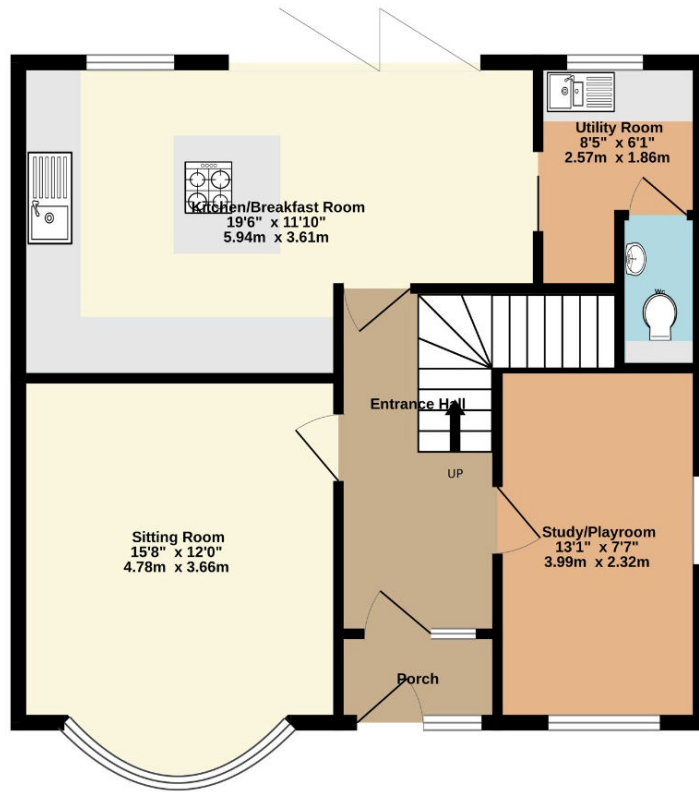
**DIRECTIONS:**

From our Offices in London Road, proceed in a northerly direction along The Avenue. Approaching the end of the Common, turn right onto Burgess Road. Continue along Burgess Road, taking a left hand turning into Glen Eyre Road. Turn left into Elmsleigh Gardens where the property can be found on the left hand side identified by a Pearsons 'For Sale' board.





Ground Floor  
647 sq.ft. (60.1 sq.m.) approx.



1st Floor  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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### Services

Mains gas, water, electricity, and drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

### Council Tax

Southampton City Council

BAND: E

CHARGE: £2,636.32

YEAR: 2024/2025

### Reference

S8446/LT/290524/D1

Viewings are by prior appointment with Pearsons Southampton – call 023 8023 3288.

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## *Country & Individual Homes*

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