





8 Denbigh Gardens Bassett Southampton SO16 7PH 5 bedrooms Freehold

An outstanding detached spacious home with accommodation arranged over three floors. Reception hallway, 21' 5" sitting room with feature wood burner and expansive bi-fold doors offering views and access to the rear garden. 15' 5" family room which is open plan and split level from the sitting room, dining room and den/TV room which could also be used as a study. Striking contemporary re-fitted kitchen which is extremely well equipped with integrated appliances and utilises a large free standing island that creates a natural hub for the home.



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The five bedrooms are all doubles and are complemented by a truly outstanding 16'3" family bathroom and separate wet room. Luxuriously appointed master bedroom suite with a separate dressing room, walk in wardrobe and elegantly appointed three piece bathroom. Externally the property is equally impressive with ample parking and a thoughtfully presented low maintenance garden.

LOCATION

Denbigh Gardens is set within the Bassett district of the city being approximately two and a half miles north of Southampton city centre with both Southampton Universities and Southampton Common very close at hand. Further recreational facilities are available within Southampton Sports Centre with its local golf courses and super access into the city centre is provided by The Avenue. The M27 and M3 motorways provide links north, east and west.

ENTRANCE HALL

Composite partially double glazed entrance door and double glazed window to side elevation. Radiator. Smooth plastered and coved ceiling. Stairs rising to first floor landing. Large built-in storage cupboard providing space for equipment such as ironing board and vacuum cleaner. Smooth plastered and coved ceiling. Oak wood flooring.

FAMILY ROOM 15' 5" (4.70m) x 10' 11" (3.33m):

A superb open plan room with double glazed window to front elevation. Radiator. Feature fireplace. Smooth plastered and coved ceiling. Open plan to:-

SITTING ROOM 21' 5" (6.53m) x 16' 5" (5.00m):

This outstanding room takes advantage of both the spacious nature and high ceilings. Expansive bi-fold doors providing immediate access and direct views over the rear garden. The room centres around



a wood burner, set within an imposing chimney breast. Recessed halogen lighting. Smooth plastered and coved ceiling. Radiator.

DEN/T.V.ROOM 12' (3.66m) x 10' 11" (3.33m):

Double glazed window. Smooth plastered and coved ceiling with recessed lighting. Radiator. Double doors to dining room and door leading to entrance hall. Open plan to kitchen. Oak flooring. Built-in storage cupboard. Door to:-

UTILITY ROOM

A range of eye and base level units to include single drainer stainless steel sink unit with swan neck mixer tap fitting. Door to garage. Space and plumbing for automatic washing machine. Suitable space for tumble dryer.

DOWNSTAIRS CLOAKROOM

Low level w.c. Smooth plastered and coved ceiling with recessed halogen lighting.

KITCHEN/BREAKFAST ROOM 16' 9" (5.11m) x 14' 10" (4.52m):

The kitchen has been finished in an ultra contemporary style with a range of high gloss, eye and base level units and an outstanding central island feature. Kick board floor mounted lighting. Integrated dishwasher. Range of further appliances to include wine cooler, 'AEG' oven, built-in 'AEG' microwave oven and coffee machine. Integrated 'Neff' five burner gas hob with feature extractor hood over. Glass splashbacks to worktop surfaces. Deep pan drawers. Space and plumbing for American style washing machine. Underlaid one and a half bowl sink unit with flexi hose tap. Built-in bin drawer. Downlighting to high level cupboards. Radiator. Double glazed windows and double doors leading to the rear garden. Gloss finished ceramic tiling.

FIRST FLOOR LANDING

Smooth plastered ceiling. Obscure double glazed window to front elevation. Radiator. Built-in linen cupboard. Stairs rising to second floor landing.

GUEST BEDROOM 14' 4" (4.37m) x 10' 11" (3.33m):

Double glazed window to front elevation. Smooth plastered and coved ceiling.

BEDROOM TWO 14' 4" (4.37m) x 13' 8" (4.17m):

Double glazed window. Radiator. Smooth plastered and coved ceiling. Built-in double wardrobes.

BEDROOM FOUR 11' 11" (3.63m) x 11' (3.35m):

Double glazed window. Radiator. Smooth plastered and coved ceiling. Built-in wardrobes.

BEDROOM FIVE 19' (5.79m) x 8' 11" (2.72m):

Double glazed windows to rear elevation. Smooth plastered and coved ceiling. Built-in wardrobes.

FAMILY WET ROOM

Three piece suite comprising: shower with rainfall style shower head and body washing attachment, vanity hand basin and low level w.c. Heated chrome towel rail. Fitted mirror. Tiled wall surfaces.



“ This individual family home offers the perfect synergy of spacious accommodation and contemporary presentation “

FAMILY BATHROOM 16' 3" (4.95m) x 8' 10" (2.69m):

A luxuriously appointed suite comprising: his & hers vanity hand basins, an extremely generously proportioned dual ended panelled bath with centrally located mixer tap fitting and hair washing attachment, low level w.c. with dual flush. Wall mounted chrome towel rail. Built-in his & hers storage cupboards in high gloss grey finish. Obscure double glazed window. Smooth plastered and coved ceiling with recessed halogen lighting.

SECOND FLOOR LANDING

Giving access to:-

MASTER BEDROOM SUITE 15' 2" (4.62m) x 14' 6" (4.42m):

BEDROOM AREA Consisting: smooth plastered ceiling with recessed halogen lighting. Double glazed dormer window to rear elevation. Lantern light to ceiling providing additional natural light. Radiator. Built-in wardrobe cupboard with mirror fronted doors.

WALK-IN BATHROOM

A delightfully appointed three piece suite comprising: low level w.c. with dual flush, pedestal wash hand basin and roll top claw foot free-standing bath. Natural light provided by ceiling mounted lantern light. Heated chrome towel rail.

DRESSING ROOM/STUDY 15' 2" (4.62m) x 7' 3" (2.21m):

Smooth plastered ceiling with recessed lighting. Radiator.

WALK-IN WARDROBE

Smooth plastered ceiling with recessed lighting. Radiator. Hanging rails.

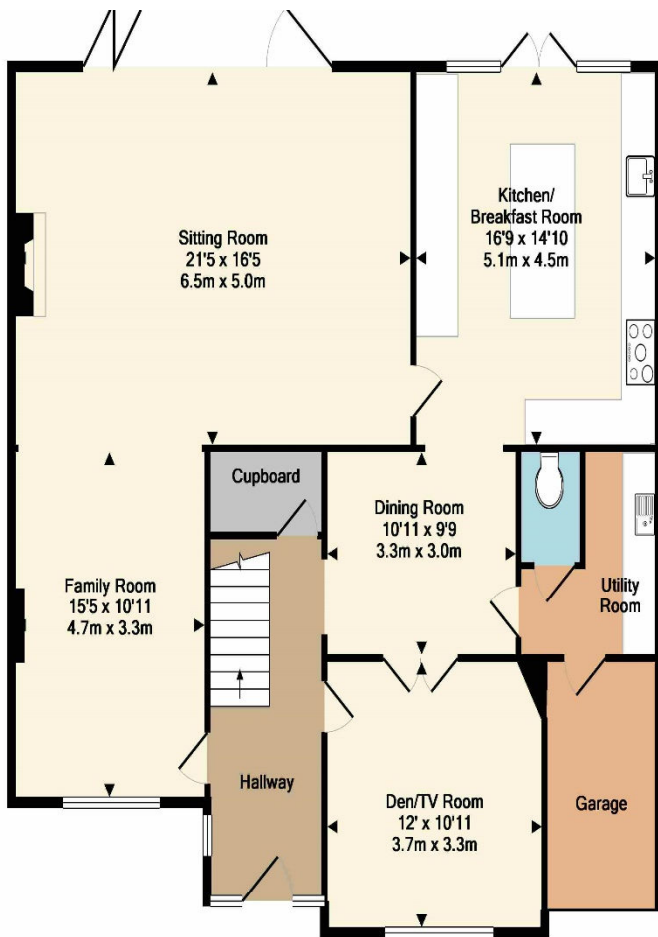
OUTSIDE

The front garden has brick walling to the perimeter with lawned area with mature plantings. Driveway providing off road parking for multiple vehicles. Access to the INTEGRAL GARAGE. Side access to the rear garden.

The rear garden has been laid to a low maintenance style and includes a large area of artificial grass. Comprehensive scoping and re-modelling to include a large dark stone paved patio area with matching pathways leading to the perimeter of the lawn giving access to the detached shed also leading to the rear pedestrian access. The gardens are enclosed by fence panelling.



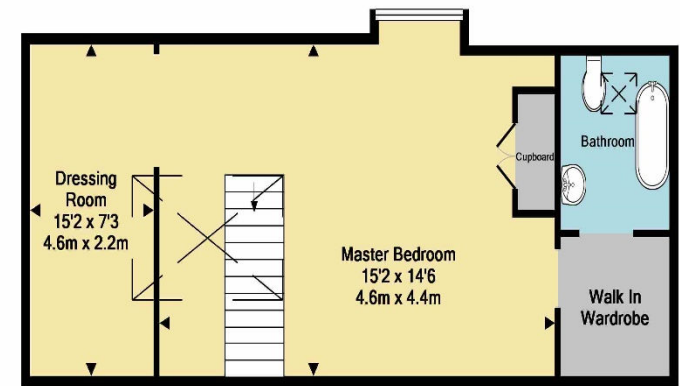




Ground Floor



1st Floor



2nd Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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

Council Tax

BAND: E
CHARGE: £2,119.50
YEAR: 2018/2019

Reference

S6865/LT/210518/D1

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

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