



Gatcombe Gardens, West End, Southampton SO18 3NA

welcome to

Gatcombe Gardens, West End Southampton

* FOUR BEDROOM DETACHED HOUSE * LOUNGE & DINING ROOM * FITTED KITCHEN AND BATHROOM * WRAP-AROUND SIDE GARDEN * GARAGE AND OFF-ROAD PARKING FOR 4 CARS * HOME GYM/OFFICE * GREAT FAMILY HOME *

Front Garden

Driveway suitable for four cars, access to garage and side, generous side plot.

Entrance Hall

Access to all rooms, gas radiator, laminate flooring.

Cloakroom

Double glazed window to the side aspect, gas radiator, low level w/c, wash hand basin.

Lounge

18' 11" x 12' 5" (5.77m x 3.78m)

Double glazed window to the rear aspect, carpeted, two gas radiators, under stairs storage, double glazed patio door.

Dining Room

10' x 8' 9" (3.05m x 2.67m)

Double glazed window to the front aspect, laminate flooring, double glazed patio door to the side aspect, two gas radiators, open plan with arch leading to;

Kitchen

10' 10" x 6' 6" (3.30m x 1.98m)

Wall and base cupboard units, freestanding fridge/freezer, slimline dishwasher, electric hob, electric oven, overhead extractor, sink and drainer, laminate flooring, double glazed windows to the side and front aspect.

Landing

Access to all rooms, double glazed window to the side aspect, loft hatch, carpeted, airing cupboard.

Bedroom One

14' 10" x 10' 3" (4.52m x 3.12m)

Double glazed window to the front aspect, gas radiator, carpeted, freestanding wardrobes.

Bedroom Two

8' 4" x 10' 2" (2.54m x 3.10m)

Double glazed window to the front aspect, carpeted, gas radiator.

Bedroom Three

9' 6" x 8' 6" (2.90m x 2.59m)

Double glazed window to the rear aspect, gas radiator, carpeted, freestanding wardrobes.

Bedroom Four

10' x 6' 10" (3.05m x 2.08m)

Double glazed window to the rear aspect, carpeted, gas radiator.

Bathroom

Bath with overhead shower, low level w/c, wash hand basin, double glazed window to the side aspect, heated towel rail, tiled flooring, partially tiled walls.

Loft Space

Half-boarded, insulated, pull-out ladder, light, storage space.

Rear Garden

Enclosed North facing garden with patio area, access into garage, laid to lawn, wooden storage shed, outside plugs, electrics, wrap-around side garden.

Outbuildings

18' 5" x 7' 11" (5.61m x 2.41m)

Home gym/potential office space with access into garage, double glazed window to the rear aspect.

Garage/Utility Area

12' 7" x 7' 8" (3.84m x 2.34m)

Up and over door, plumbing for white goods, lighting.





Fox & Sons are delighted to welcome to the market this beautifully presented detached family home. Boasting a generous layout, the home features a bright and airy spacious lounge, ideal for relaxing or entertaining. A separate dining room, complete with an elegant archway leading into the well-appointed kitchen, creates a seamless flow for mealtimes and gatherings.

Upstairs, you'll find four good-sized bedrooms, providing ample space for the whole family, along with a modern family bathroom.

Outside, the property impresses with a large driveway accommodating up to four vehicles, a garage, and a generous wrap-around side plot.

Additionally, there is a versatile home gym or office space.

A viewing is highly recommended to appreciate this fantastic family home!



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welcome to

Gatcombe Gardens, West End Southampton

- Detached House
- Four Bedrooms
- Lounge & Dining Room
- Driveway for Four Cars
- Wrap-Around Side Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£440,000



Total floor area 117.6 m² (1,266 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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