



Peartree Avenue

Bitterne, Southampton, SO19 7RE

Asking Price £600,000



- DETACHED FAMILY HOME
- GARAGE & AMPLE PARKING
- IN GOOD DECORATIVE ORDER
- CHARACTER FEATURES
- CONSERVATORY & CLOAKROOM
- THREE DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- EN SUITE & DRESSING ROOM TO MASTER
- GOOD SIZE SECLUDED REAR GARDEN

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A rare opportunity to acquire this stunning three bedroom detached double fronted property boasting an abundance of character features throughout and conveniently situated with easy access to local shops and amenities. The property comprises three double bedrooms with En suite & dressing room to master, and family bathroom. Downstairs offers living room with cast iron open fireplace, separate dining room, kitchen, downstairs cloakroom and conservatory. Further features include a driveway for several vehicles leading to a garage and a good size secluded rear garden.

Front Approach

Block paved driveway providing parking for several vehicles leading to garage with double doors, enclosed by wooden panel fence, remainder of garden is mature shrubs and flowered borders with flowing wisteria, and secured side gated access.

Entrance Hall

Original solid wooden door with stained glass window to front with double glazed lead light stained glass windows to either side, original solid wood flooring, picture rail and dado rail, radiator, under stairs storage cupboard, twisting staircase to 1st floor, door to:

Living Room

14'0" x 13'5" (4.27m x 4.09m)

Original secondary glazed Window to front aspect, exposed wooden flooring, double radiator, 1800s cast iron open fireplace with slate hearth and decorative wooden mantle over, smooth ceiling, picture rail, TV point, double doors to :

Conservatory

16'1 x 7'4" (4.90m x 2.24m)

Half brick and double glazed construction with polycarbonate roof, two sets of doors leading to rear garden, patterned tiled flooring, power and light connected, original wooden door to larder cupboard with wooden shelving and power point for freezer, door to:

WC

Fitted with an original high flush cast iron WC with patterned tiled flooring, obscure window to rear aspect.

Kitchen

12'4 x 11'0 (3.76m x 3.35m)

Fitted with a matching range of wooden fronted base and eye level units and drawers with solid oak worktops, one and half bowl porcelain sink and drainer with stainless steel mixer taps, handmade pine dresser and display cabinet, space for gas/electric oven with pull out extractor fan with brick effect tiled wall, plumbing for washing machine, undercounter space for dishwasher and fridge. two windows to side aspect, smooth ceiling with ceiling spotlights, patterned tiled flooring. door to conservatory.

Dining Room

13'1 x 11'0 (3.99m x 3.35m)

Original bay window to front, wooden flooring, decorative cast iron feature fireplace, double radiator, picture rail, coved to smooth ceiling.

First Floor Landing

Original window to front elevation, exposed wooden

flooring, radiator, dado and picture rails, smooth ceiling, door to:

Master Bedroom

14'0 13'10 (4.27m 4.22m)

Original window to front, exposed wooden flooring, radiator, decorative feature fireplace with tiled hearth, picture rail, smooth ceiling, door to:

En Suite Shower Room/Dressing Area

15'6 x 9'6 (4.72m x 2.90m)

Steps leading down from master bedroom, dual aspect two lead light obscure glass porthole windows, Fitted three piece suite comprising tiled walk in shower enclosure with shower over, low level WC, pedestal wash hand basin, storage cupboard. Wooden flooring, double radiator, extractor fan, smooth ceiling.

Bedroom 2

12'9 x 11'0 (3.89m x 3.35m)

Original window to rear aspect, exposed wooden flooring, radiator, decorative cast iron feature fireplace with slate tiled hearth, picture rail, smooth ceiling.

Bedroom 3

11,5 x 8'10 (3.35m, 1.52m x 2.69m)

Original hardwood window, exposed wooden flooring, radiator, coved to smooth ceiling with access to loft hatch via pull down wooden ladder with boarding and light point.

Bathroom

Fitted three piece character suite comprising cast iron roll top bath with Griffin claw feet and shower over, high level cast iron flush WC, inset corner wash hand basin, floor to ceiling tiled walls, vinyl flooring, original obscure window to side, storage cupboard housing wall mounted gas combination boiler.

Rear Garden

Secluded and mature rear garden enclosed by wooden panelled fence, mainly laid to lawn with paved patio seating area, mature shrub borders, side gated access, courtesy door to rear of garage

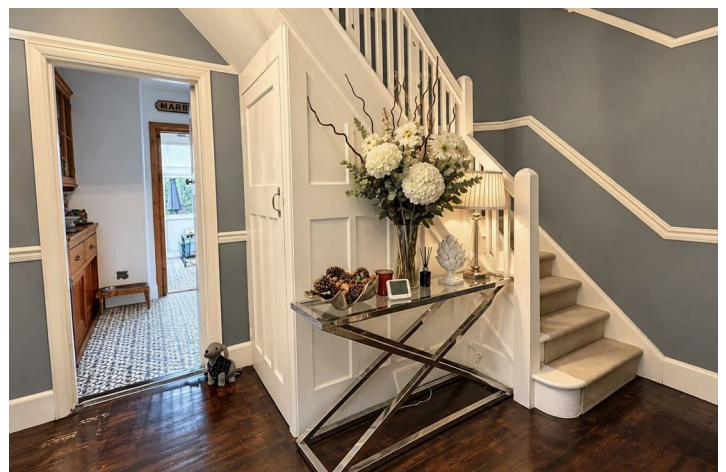
Garage

16'4 x 9'5 (4.98m x 2.87m)

Attached brick built garage with double doors to front, rear door to garden, windows to side, small inspection pit, power and light connected and cold water tap.

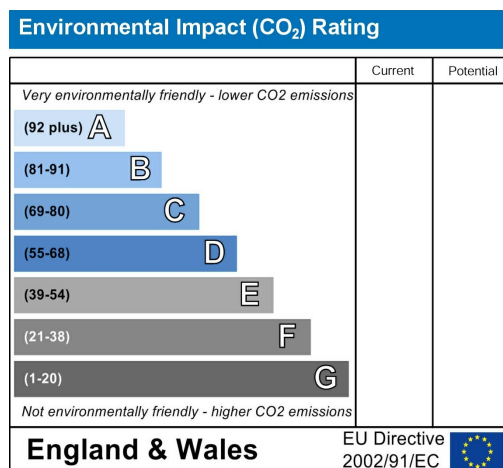
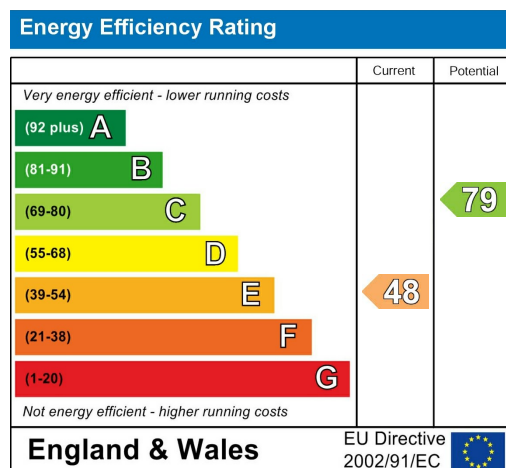
Floorplan







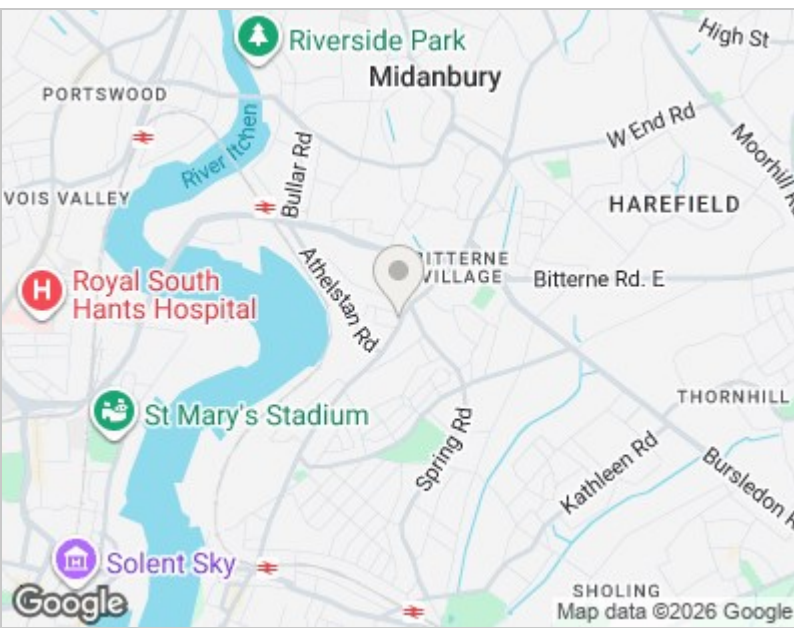
Energy Efficiency Graph



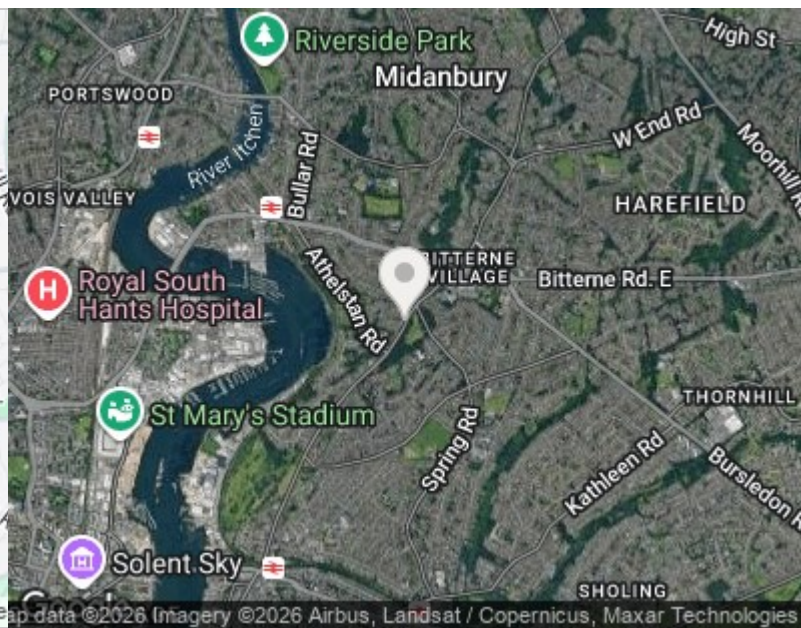
Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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