



**Connells**

Swift Road  
Southampton



## Property Description

This spacious three-bedroom semi-detached house in Woolston offers the unique potential to expand into a five-bedroom haven.

As you step inside, you're greeted by a convenient downstairs cloakroom, setting the tone for this thoughtfully designed home.

The inviting lounge boasts a charming fireplace, a bay window that floods the room with natural light, and stylish fitted shutter blinds, adding a touch of elegance. Adjacent to the lounge, a second sitting room provides extra living space, perfect for relaxation or entertaining.

The heart of this home lies in its modern kitchen diner, complete with patio doors that seamlessly connect indoor and outdoor living. Whether you're enjoying breakfast with garden views or hosting dinner parties, this space is versatile and functional. A side door conveniently leads to the spacious rear garden, offering endless opportunities for outdoor activities. A garden shed provides storage space for all your outdoor essentials.

Ascending to the first floor, you'll find three well-appointed bedrooms, with the master bedroom boasting an en-suite and double built-in wardrobes, ensuring ample storage. A separate brand new family bathroom adds to the comfort and convenience of this home.

But the true gem of this property is the time-saving stairs that lead to the second floor, revealing a double loft space with windows, which can be transformed into two additional bedrooms. The possibilities are limited only by your imagination, making this.

### Local Information

Woolston is an established and historic part of the City with strong links to the maritime industry and over the years has undergone much regeneration.

Waterside is a mature development and this

home enjoys river views.

Weston Shore has a 9 hole pitch and putt as well as a cafe.

Woodland and riverside walks lead down to the village of Netley Abbey

### Approach

The open plan frontage gives additional off road parking and a shared driveway leads to the front door.

### Ground Floor

The double glazed front door opens to the entrance vestibule and you are immediately immersed in the light bright feel of the home.

The front lounge enjoys a walk in double glazed bay window and feature fire place.

A sitting room gives further options to family living

Careful thought has been given to the kitchen to maximise the space with a range of matching cupboards, both floor and wall mounted with roll edge work tops sweeping down two sides of kitchen

A large opening leads to a dining/family living space with patio doors that open to the rear garden

### First Floor

Here you will find the 3 generous sized double bedrooms.

The main bedroom has the additional comfort of an ensuite which is essential for modern family living.

### Rear Garden

This enjoys a good degree of seclusion and is mainly laid to lawn

### Agent Note

Our client has already added "Flow & Return" piping ready for the loft conversion.

## Lounge

14' 9" Max into bay x 13' Max into recess ( 4.50m Max into bay x 3.96m Max into recess )

## Sitting Room

13' x 11' ( 3.96m x 3.35m )

## Kitchen

11' 6" x 8' ( 3.51m x 2.44m )

## Dining/Family Area

12' 3" x 8' 3" ( 3.73m x 2.51m )

## Bedroom 1

12' Max into recess x 11' 7" ( 3.66m Max into recess x 3.53m )

## En Suite

## Bedroom 2

12' x 8' ( 3.66m x 2.44m )

## Bedroom 3

10' x 8' 7" ( 3.05m x 2.62m )

## Bathroom

### KEY FEATURES

- NO CHAIN
- Three Double Bedrooms
- Three Receptions
- Two Bathrooms & Cloakroom
- Off Road Parking
- Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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