



74a Manor Farm Road, Bitterne Park, Southampton, SO18 1NQ

Offers in Excess of £335,000

WHITE & GUARD

INTRODUCTION

Offered for sale with no forward chain, this well-appointed and extended three bedroom semi-detached home occupies an enviable position in Bitterne Park, enjoying elevated views across Riverside Park and the River Itchen. The property provides generously proportioned accommodation and includes an en-suite to the master bedroom and an extended living room with exposed wood flooring and a lovely feature fire place. Complemented by a westerly-facing rear garden with direct gated access to the park and off-road parking for two cars.

LOCATION

The property is conveniently situated within walking distance of Bitterne Triangle, with its range of independent shops, cafés and everyday amenities. Local schools, including Bitterne Park School, are also within easy reach. Riverside Park offers extensive open space alongside the River Itchen, with opportunities for walking, cycling and a variety of water sports. Ocean village Marina and Southampton city centre are readily accessible, providing a wider selection of shopping, dining and leisure facilities.

- **Tenure - Freehold**
- **Southampton City Council - Band C**
- **EPC - Grade C**





INSIDE

The front door opens into a welcoming entrance hall which is laid to exposed wood floor and has a flight of stairs leading to the first floor. Measuring almost seven metres in length, the kitchen dining room is a sociable space perfect for both family life and entertaining. The room provides ample space for a dining table and chairs, while a feature bay window draws in plenty of natural light. The kitchen itself comprises a range of fitted wall and base units with work surfaces over which incorporates an inset stainless steel sink and drainer and a brand-new double oven and fridge/freezer. Space and plumbing is provided for a washing machine and dishwasher. The room is finished with tiled flooring and spot lighting.

Positioned to the rear, the extended lounge enjoys a lovely outlook across the garden towards Riverside Park. Laid to exposed wood flooring an open fire place with exposed brick and granite hearth create a lovely focal point to the room. Sliding patio doors open onto the raised decking, connecting the living accommodation with the outside space and making the most of the property's westerly aspect.

On the first floor are three bedrooms, with the principal bedroom being a well-proportioned double bedroom which benefits from an en-suite shower room. Bedrooms two and three are found at the rear of the property and enjoy lovely water views. Completing the first floor accommodation is a spacious contemporary family bathroom which has a panel enclosed bath with mains shower over and a fitted glass shower screen, twin pedestal wash hand basins, chrome heated towel rail and tiled walls. A large boarded loft with Velux window and lighting provides excellent storage with the additional potential for a master bedroom, subject to planning permission.

OUTSIDE

A particular feature of this home is the westerly-facing rear garden, which enjoys attractive views towards the park and river. A raised decking area provides an ideal setting for outside dining and entertaining, with the remainder predominantly laid to lawn and a useful storage shed.

A private gate at the rear opens directly into Riverside Park, providing convenient access to its open green spaces, riverside walks and recreational facilities. To the front, a driveway provides off-road parking for two cars.



SERVICES

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

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

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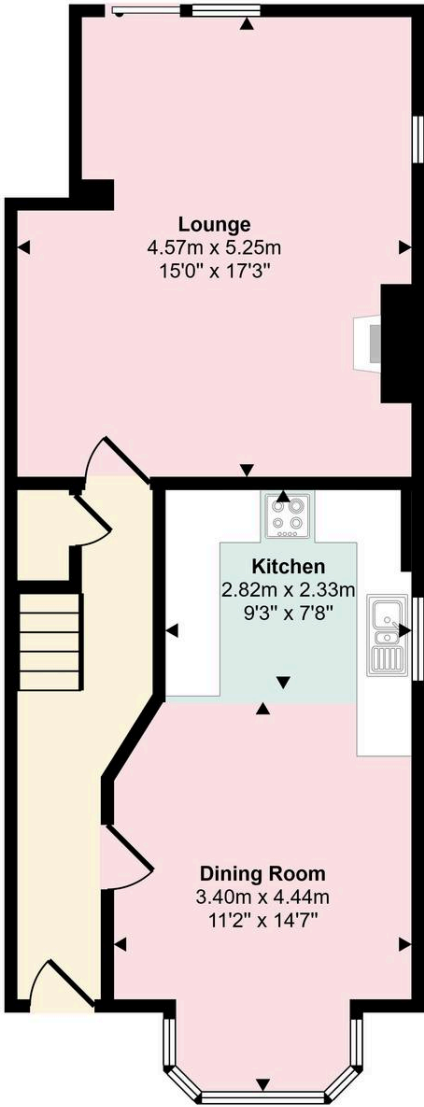
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

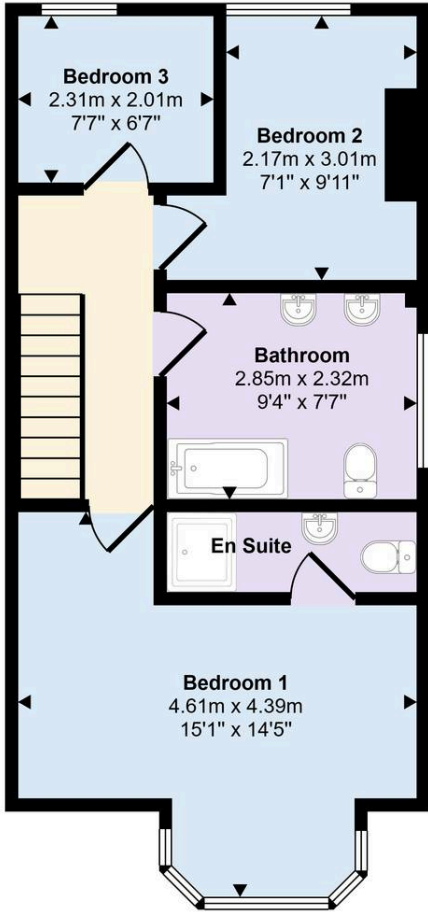
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Approx Gross Internal Area
95 sq m / 1017 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft



First Floor
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.