

Roseleigh Drive, Ashurst Bridge, SO40

Southampton

£475,000

Property Type: Semi Detached House

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

We are delighted to offer this substantial four-bedroom extended semi-detached home in popular Ashurst Bridge. The property features a spacious open-plan kitchen/dining room, separate dual-aspect lounge, additional snug, ground-floor cloakroom and modern family bathroom. Outside, there is a landscaped low-maintenance rear garden with covered seating area, driveway parking and a detached garage with power, lighting and utility facilities.

- Substantial Four Bedroom Semi-Detached Home
- Extended Open-Plan Kitchen And Dining Room
- Separate Dual-Aspect Lounge
- Additional Snug / Family Area
- Ground-Floor Cloakroom
- Modern Refitted Family Bathroom
- Landscaped Low-Maintenance Rear Garden
- Covered Pergola Seating Area
- Detached Garage With Utility Facilities
- Popular Ashurst Bridge Location

The property offers a spacious and well-planned layout with a large open-plan kitchen/dining room, separate dual-aspect lounge, additional snug, ground-floor cloakroom, four bedrooms and a modern family bathroom. Outside, there is driveway parking, a detached garage and a landscaped low-maintenance rear garden with a covered seating area.

The accommodation has been updated throughout and provides a strong combination of open-plan family space, separate reception areas and practical storage.

Brick Under Tiled Roof
Mains Water / Mains Electric
Gas Central Heating
Double Glazed Windows
Council Tax Band C













Ground Floor - The entrance hall features LVT flooring, continuing through into the kitchen/dining room, a smooth ceiling and a sliding oak pocket door leading to the ground-floor cloakroom.

A standout feature is the spacious open-plan kitchen/dining room, providing an excellent family and entertaining space.

The kitchen offers matching base and eye-level units with timber work surfaces, an integrated fridge/freezer and dishwasher, and a central preparation island with additional storage and pendant lighting.

Further features include a Rangemaster-style cooker with extractor, front aspect double glazed window with shutters, smooth ceiling with downlights and radiators.

The dining area comfortably accommodates a family dining table, with pendant lighting and under-stairs storage housing the gas combination boiler.

Beyond is a snug/family area featuring matching LVT flooring, fitted storage cupboards, double glazed doors opening onto the rear garden, a vertical radiator and smooth ceiling.

The separate dual-aspect lounge benefits from double glazed windows to the front and rear, a part-glazed oak door, fitted carpet, radiator and smooth ceiling.

First Floor - The landing features fitted carpet, a smooth ceiling and refitted oak doors leading to all four bedrooms and the family bathroom.

All bedrooms benefit from fitted carpet, smooth ceilings, radiators and double glazed windows.

Bedroom One is a particularly spacious room within the side extension, positioned at the front of the property.

Bedroom Two is another generous double bedroom, located at the front of the original house.

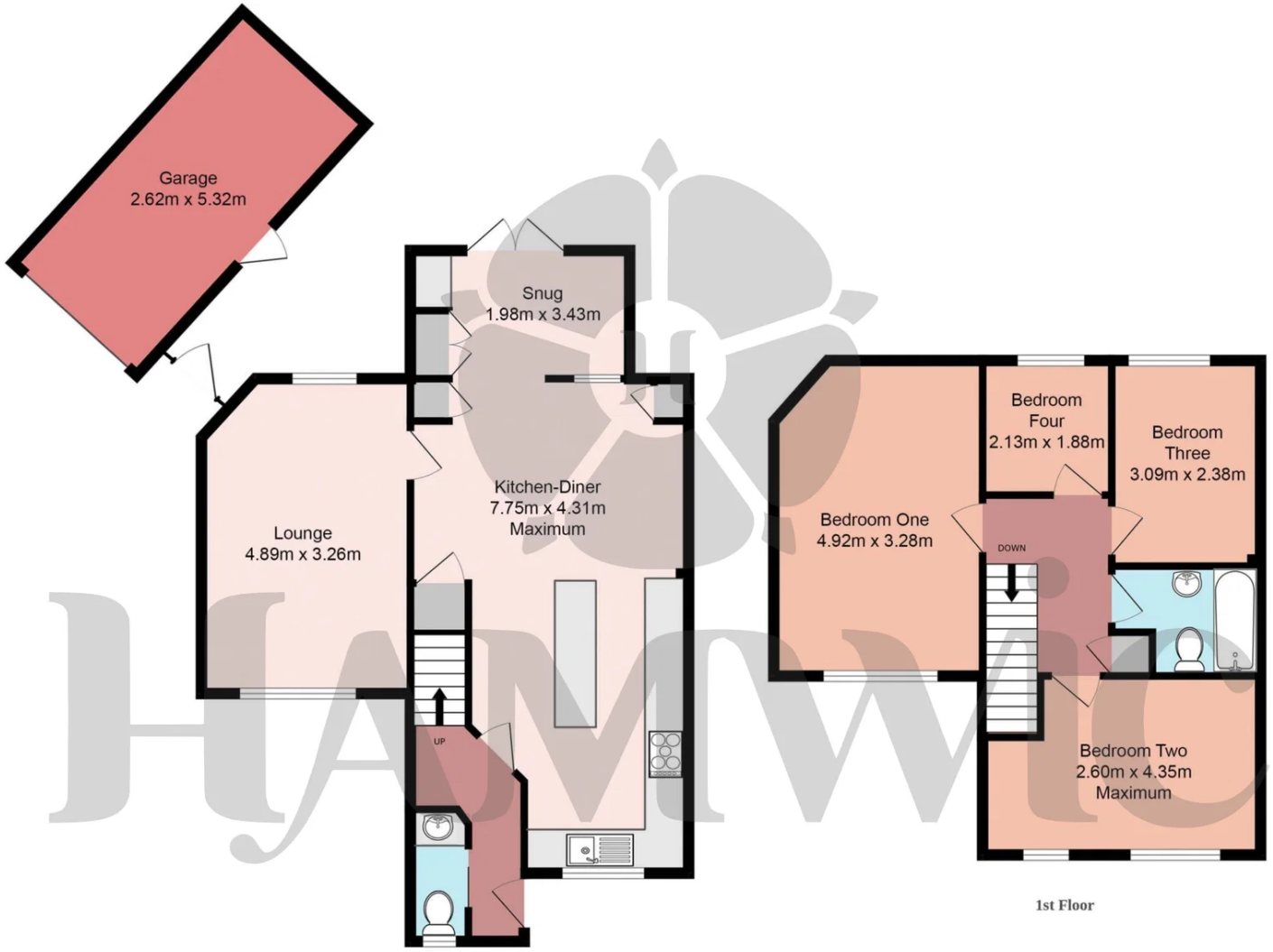
Bedrooms Three and Four overlook the rear garden, offering versatile accommodation for children, guests or home-working.

The modern refitted family bathroom features tiled walls and flooring, a panelled bath with screen, mixer shower and rainfall showerhead, low-level WC and wash hand basin. Additional features include recessed spotlights and extractor fan.

Outside - The front provides off-road driveway parking and access towards the detached garage.

The landscaped rear garden offers low-maintenance outdoor space, featuring a porcelain paved patio, artificial lawn and covered timber pergola seating area, ideal for outdoor dining and entertaining. Timber fencing encloses the garden.

Garage - The detached brick-built garage benefits from an up-and-over door, power, lighting and water supply. There is plumbing and space for a washing machine and vented tumble dryer, with additional boarded storage within the pitched roof.









All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

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