



£575,000
Freehold

11 Squirrel Close, Park Gate

Southampton, Hampshire SO31 1DS



Quick View

	4 Bedrooms		Garage
	2 Living Rooms		2 Bathrooms
	Detached House		EPC Rating TBC
	Driveway Parking for Two		Council Tax Band E

Reasons to View

- Conveniently situated for commuters – the M27 is less than a mile away, as are the local shops at Park Gate and Park Gate primary school is close enough to walk to in the morning.
- There is driveway parking for two with an electric car charging point plus an integral garage, so all your vehicles can be kept off the road.
- Laughter and memories will be shared in the years to come around the table in the spacious dining room and with this much room, you'll be hosting all the family get togethers.
- The beautifully appointed kitchen just wows. From the bespoke Perola Quartz worksurfaces and splashbacks to the integrated detailing and trim, all finished to an amazing standard.
- Upstairs, four double bedrooms provide all the space you need for the growing family. Having both a family bathroom and ensuite, there will be no queues in the morning.
- Our seller is offering the property for sale with no onward chain, so if a hassle-free purchase to act with a genuine sense of urgency, this could well be the one for you.

Description

Situated in a cul-de-sac position, this attractive family home offers spacious accommodation ideal for a growing family. The current owners have maintained it meticulously since 2010 and have recently refitted the kitchen and internal doors to create a turnkey home that you can move straight into and enjoy. Being just a ten-minute walk to the local shops and pubs in Park Gate as well as Swanwick train station, this is a super convenient location for those who don't want to rely on a car.

The resin driveway provides side-by-side parking with a porcelain tiled path leading to the front porch. The composite front door opens into the hallway which has been updated with new internal doors and Karndean flooring extending through to the kitchen. A personnel door gives access to the integral garage with a part tiled floor. There is neat, fitted storage under the stairs alongside the ground floor cloakroom.

There are two reception rooms, the dining room with bay window to the front of the house, interconnected by double doors to the living room. A feature fireplace creates a focal point and there are sliding doors leading onto the garden. Beautifully refitted, the kitchen has white gloss units topped with Perola Quartz work surfaces with an undermounted sink and feature lighting. Copper fittings and lighting give a very stylish finish, and the central island provides a huge amount of additional storage and even has a wireless phone charge point. There are quality Bosch fan and microwave ovens with warming drawers built in, plus a five-ring Bosch induction hob, an integrated dishwasher and freestanding American-style fridge complete the appliances.

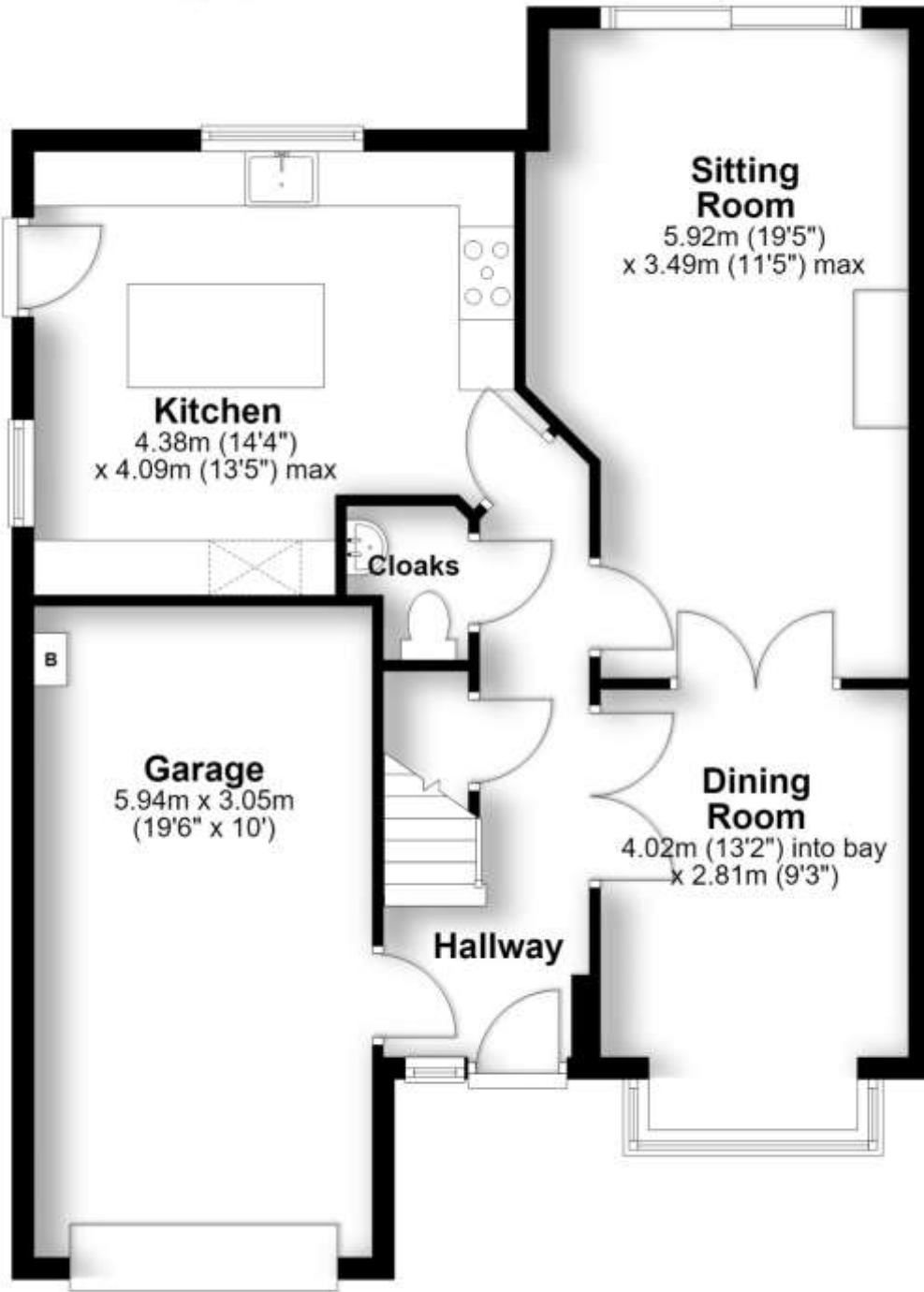
A door to the side of the property gives access to the garden and side path. The rear garden provides both privacy and seclusion, with a raised seating area, perfect for alfresco dining. Within the garden are an array of shrubs and planted borders, with a central lawned area.

Directions

<https://what3words.com/fillers.units.nags>

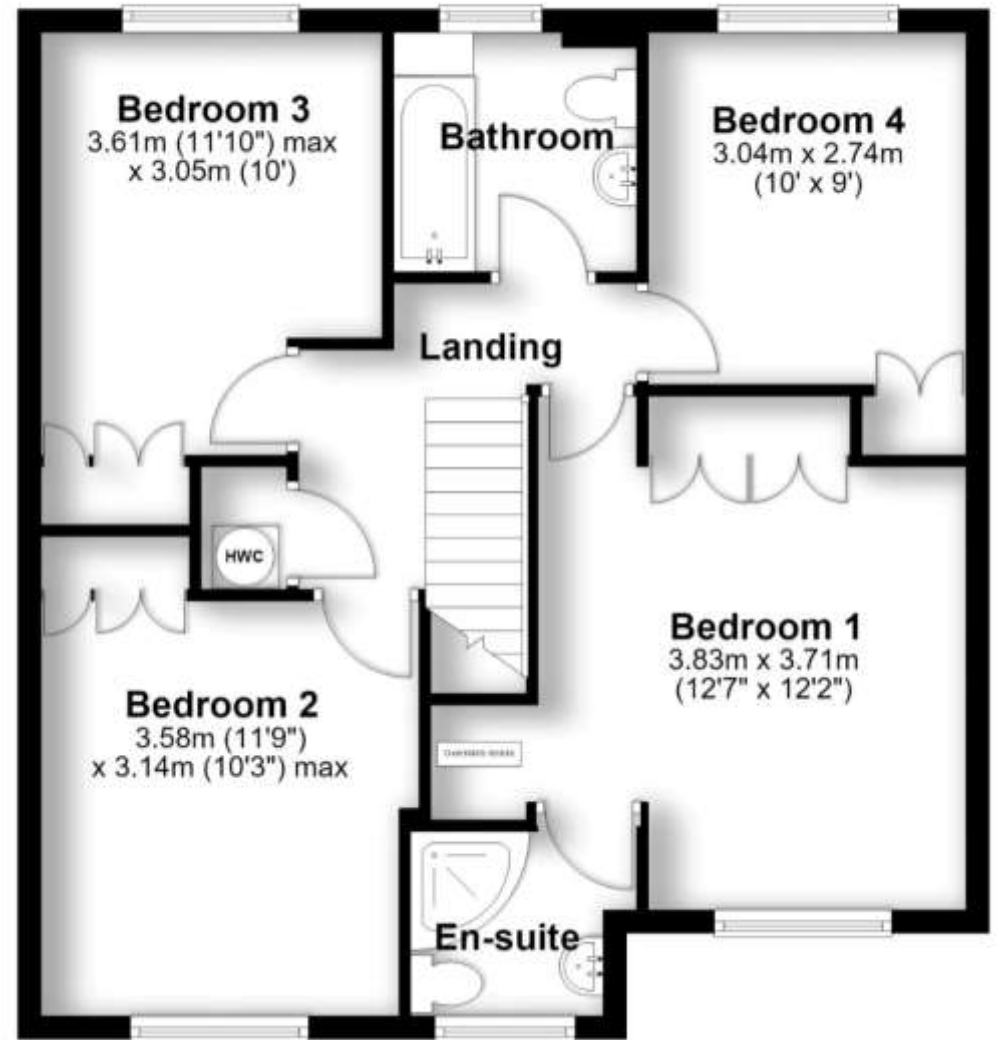
Ground Floor

Main area: approx. 56.7 sq. metres (609.9 sq. feet)
Plus garages, approx. 18.1 sq. metres (194.7 sq. feet)



First Floor

Approx. 65.3 sq. metres (703.4 sq. feet)



Main area: Approx. 122.0 sq. metres (1313.3 sq. feet)
Plus garages, approx. 18.1 sq. metres (194.7 sq. feet)

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