



**Archery Grove, Southampton SO19 9ET**

**welcome to**

## **Archery Grove, Southampton**

\* FOUR BEDROOM SEMI-DETACHED HOUSE \* SPACIOUS RECEPTION ROOMS \* CONSERVATORY \* DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM \* FITTED KITCHEN \* GENEROUS REAR GARDEN \* DRIVEWAY FOR TWO CARS \* GARAGE \* NO ONWARD CHAIN \*

### **Front Garden**

Paved driveway suitable for two cars, potential to extend, access to garage and entrance porch.

### **Entrance Porch**

Double glazed window to the front and side aspects, access to main property.

### **Entrance Hall**

Access to all rooms, under stairs storage, stairs to first floor.

### **Downstairs Shower Room**

Shower cubicle, wash hand basin, low level w/c, heated towel rail.

### **Lounge**

12' 6" x 12' 4" ( 3.81m x 3.76m )  
Double glazed bay window to the front aspect, gas fireplace, carpet throughout, gas radiator.

### **Dining Room**

13' 5" x 10' 9" ( 4.09m x 3.28m )  
Carpet throughout, gas radiator, double glazed doors leading to conservatory, opens up onto;

### **Kitchen**

13' 3" x 7' 6" ( 4.04m x 2.29m )  
Wall and base cupboard units, range oven, induction hob, overhead extractor, integrated fridge/freezer and dishwasher, under worktop plumbing for white goods, gas radiator, combi boiler, stainless steel sink and drainer, sky light, access to garden.

### **Conservatory**

10' 7" x 7' 10" ( 3.23m x 2.39m )  
Double glazed windows to the rear aspect, patio doors leading to rear garden.

### **Bedroom One**

12' 5" x 11' 1" ( 3.78m x 3.38m )  
Double glazed bay window to the front aspect, carpet throughout, freestanding wardrobe, gas radiator.

### **Bedroom Two**

13' 4" x 10' 11" ( 4.06m x 3.33m )  
Double glazed window to the rear aspect, laminate flooring, freestanding storage.

### **Bedroom Three**

11' 6" x 8' 2" ( 3.51m x 2.49m )  
Double glazed window to the front aspect, laminate flooring, built in storage.

### **Bedroom Four**

10' 2" x 7' 6" ( 3.10m x 2.29m )  
Double glazed window to the rear aspect, carpet throughout, built in wardrobe.

### **Bathroom**

Bath with overhead shower, low level w/c, wash hand basin, built in storage behind mirrors, double glazed window to the rear aspect, tiled walls.

### **Rear Garden**

Patio area, laid to lawn, access into garage.

### **Garage**

11' 6" x 8' 2" ( 3.51m x 2.49m )  
Up and over door, access from garden.





**This spacious four bedroom semi-detached family home is ideally located in the popular area of Woolston, offering generous living accommodation and a fantastic setting for family life.**

**The ground floor comprises a well-proportioned living room, along with a separate dining room featuring doors that lead through to a bright and airy conservatory, creating a wonderful additional living space with views over the rear garden. The fitted kitchen offers ample storage and worktop space along with the added bonus of a downstairs shower room. Upstairs, the property continues to impress with four well-appointed bedrooms and a modern family bathroom.**

**Externally, the generous rear garden is laid mainly to lawn with a patio area. To the front, the property benefits from a driveway providing off-road parking for two cars.**

**A great family home in a fantastic location, close to local amenities, transport links, and schools. Don't miss out and arrange a viewing today!**



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welcome to

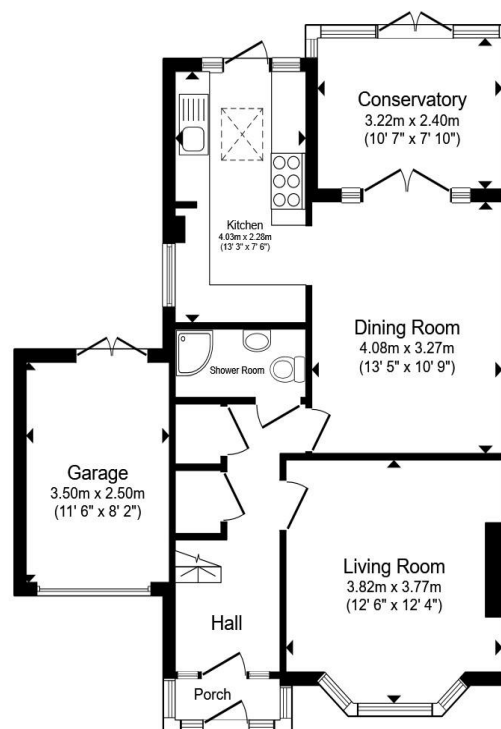
## Archery Grove, Southampton

- Semi-Detached House
- Four Bedrooms
- Generous Rear Garden
- Extended at the Rear with Conservatory
- No Onward Chain

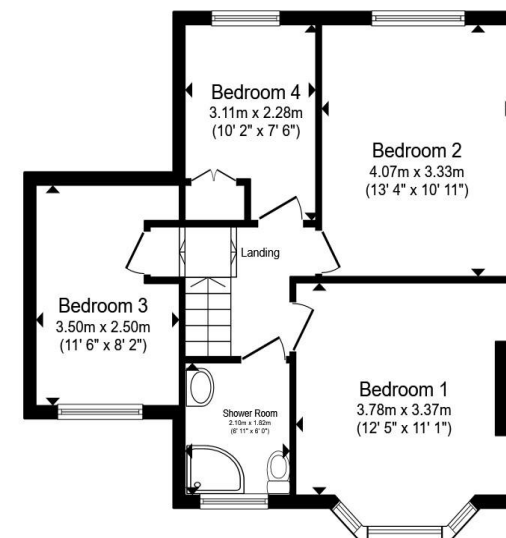
Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£410,000**



**Ground Floor**



**First Floor**

Total floor area 120.3 m<sup>2</sup> (1,295 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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