

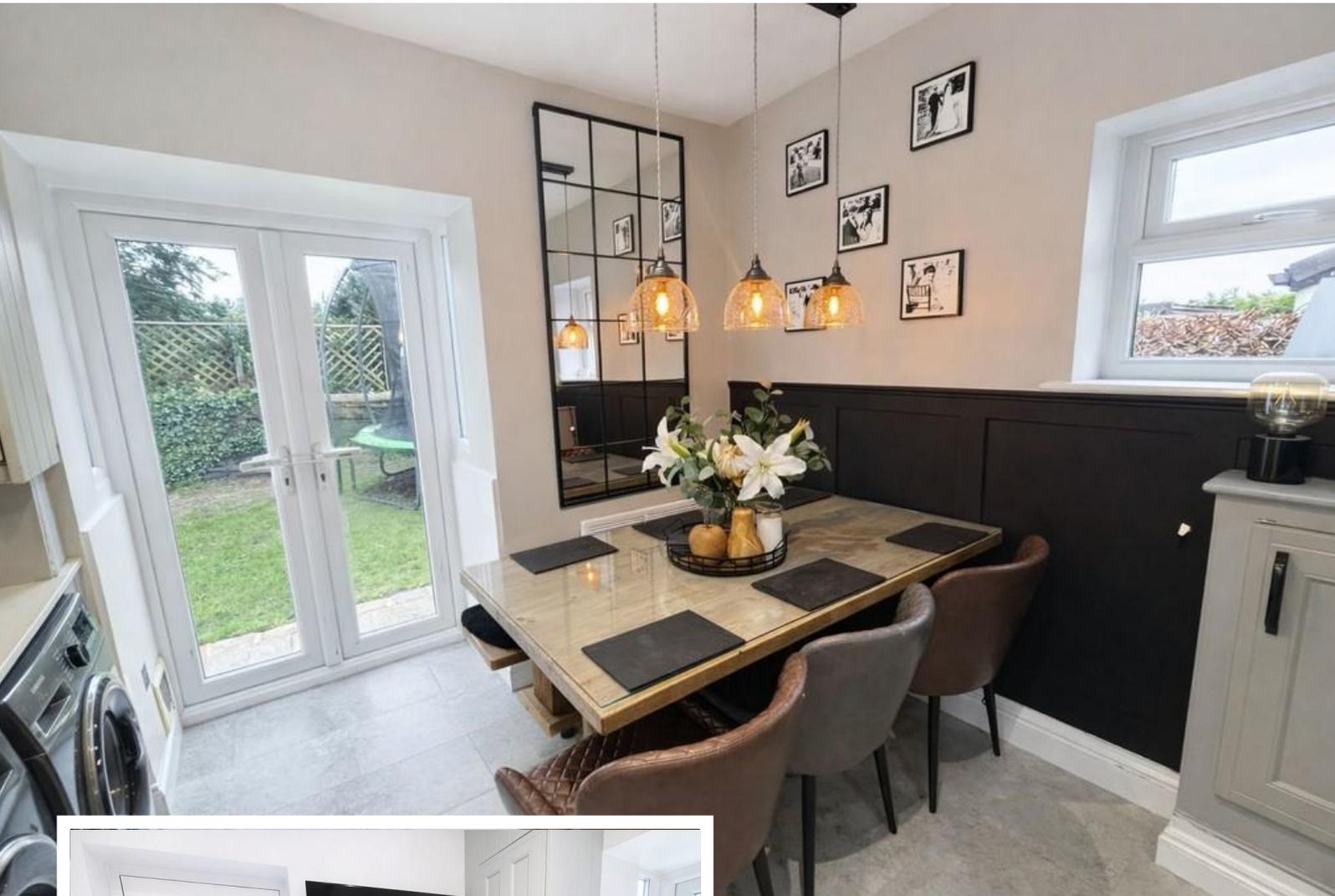


9 Southlands Avenue

- FOUR BEDROOM SEMI-DETACHED BUNGALOW
- PRIVATE DRIVEWAY
- BEAUTIFULLY FINISHED THROUGHOUT
- PRIVATE REAR GARDEN

Offers In Region Of £340,000
EPC Rating '52'





Property Description

DESCRIPTION

This beautifully presented semi-detached bungalow offers spacious and versatile accommodation, finished to an exceptional standard throughout and ready for its next owners to simply unpack and enjoy.

Set back from the road, the property benefits from a large driveway providing ample off-road parking. Inside, the home has been thoughtfully updated and maintained, offering a stylish yet welcoming feel from the moment you step through the door.

The heart of the home is the impressive kitchen/diner – a bright and sociable space, perfect for family meals and entertaining guests. The accommodation is flexible, with two well-proportioned bedrooms and a modern family bathroom located on the ground floor, ideal for those seeking single-level living options.

Upstairs, you'll find two further generous bedrooms along with an additional bathroom, making this home perfect for growing families or visiting guests.

To the rear, the property boasts a large, private garden – ideal for relaxing or entertaining – complete with a summerhouse/garage offering excellent additional storage,





workspace or leisure potential.

Beautifully finished throughout and offering generous living space both inside and out, this superb home truly is ready to move straight into.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

KITCHEN

11' 1" x 10' 1" (3.38m x 3.07m) A beautifully finished kitchen/diner fitted with stylish shaker-style units, quartz worktops and quality integrated appliances, including a gas hob and contemporary extractor. The kitchen was newly fitted in February 2023, offering a modern and well-designed space.

The area provides ample storage and preparation space, with recessed lighting creating a bright, contemporary feel.

The dining area comfortably accommodates a family table, with French doors opening onto the rear garden, allowing plenty of natural light and a seamless indoor-outdoor flow. A neatly incorporated utility area adds further practicality.

RECEPTION ROOM

11' 0" x 13' 1" (3.35m x 3.99m) This beautifully presented living room offers a warm and contemporary space to relax and unwind. A stylish inset electric fireplace creates a cosy focal point, complemented by a wall-mounted media setup for a sleek, modern finish.

A large bay window with fitted blinds allows plenty of natural light to fill the room, enhancing the neutral décor and quality flooring. Finished with tasteful lighting and décor throughout, this is a comfortable yet sophisticated space perfect for both everyday living and entertaining.

MASTER BEDROOM

12' 0" x 10' 1" (3.66m x 3.07m) A beautifully presented ground floor master bedroom, finished in a calm and contemporary style. The room features an extensive range of wardrobes, providing excellent storage while maintaining a sleek, streamlined look.

There is ample space for a king-size bed and additional furnishings, with soft neutral décor and recessed lighting creating a bright yet relaxing atmosphere. A dedicated dressing/desk area further enhances the practicality of the space, making this a comfortable and versatile principal bedroom.

BEDROOM 2

16' 0" x 8' 1" (4.88m x 2.46m) A bright and well-proportioned upstairs bedroom, thoughtfully designed to make the most of the available space. The room features sloping ceilings that add character, along with a large window that allows plenty of natural light and offers pleasant open views.

Built-in low-level storage units provide excellent practicality without compromising floor space, making this an ideal bedroom for a child, teenager or guest room. Finished in neutral tones with soft carpeting, this is a comfortable and





versatile space ready to move straight into.

BATHROOM

8' 1" x 7' 1" (2.46m x 2.16m) This stunning downstairs bathroom has been finished to an exceptional standard and was newly fitted in November 2023, featuring elegant marble-effect tiling and a sleek walk-in shower with glass screen and rainfall head.

A modern vanity unit with integrated storage and wash basin is complemented by a low-level WC and stylish black fittings, creating a sharp, contemporary look. Recessed lighting and a feature LED mirror enhance the bright, luxurious feel, while a heated towel radiator adds comfort and practicality.

A beautifully designed space combining style and functionality.



BEDROOM 3

7' 1" x 17' 1" (2.16m x 5.21m) A bright and versatile upstairs room featuring a large Velux window that floods the space with natural light and offers attractive rooftop views. The sloping ceilings add character, while the neutral décor and soft carpeting create a calm and comfortable environment.

Clever low-level built-in storage runs along one wall, providing excellent practicality and keeping the room clutter-free.

BEDROOM 4

8' 1" x 7' 1" (2.46m x 2.16m) A beautifully presented ground floor bedroom, currently arranged as a nursery, offering a calm and inviting space. Stylish panelling and feature floral décor create a soft, elegant finish, complemented by neutral carpeting and recessed lighting.

The room benefits from wardrobes providing excellent storage, along with French doors that allow natural light to flow in and offer direct access outside. A versatile space ideal as a bedroom, nursery or home office.



UPSTAIRS BATHROOM

6' 1" x 7' 1" (1.85m x 2.16m) A bright and stylish upstairs bathroom finished in a modern neutral palette. The suite comprises a panelled bath with shower over and glass screen, pedestal wash basin and low-level WC.

Contemporary white subway tiling is complemented by decorative patterned flooring, creating a fresh and attractive finish. Recessed ceiling lighting enhances the space, making this a well-presented and practical family bathroom.



EXTERIOR

0m x 0m) To the front, the property boasts a large tarmac driveway, completed in 2022, providing ample off-road parking for up to five or six vehicles - a rare and highly sought-after feature on Southlands Avenue, which itself operates as a permit parking only road. The driveway is bordered by mature hedging for added privacy and attractive kerb appeal.

The rear garden has been thoughtfully landscaped, featuring a generous paved patio area ideal for outdoor dining and entertaining, leading onto a well-maintained lawn with established trees and planting, creating a private, family-



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		

friendly setting.

A substantial summerhouse/garage with sliding doors offers excellent versatility, making it perfect for use as a home gym, office, entertaining space or additional storage. The exterior space perfectly balances practicality with lifestyle appeal.

PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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