



**Woodmill Lane, Southampton SO18 2PA**

**welcome to**

## **Woodmill Lane, Southampton**

\* THREE BEDROOM SEMI-DETACHED HOUSE \* THREE RECEPTION ROOMS \* DOWNSTAIRS WET ROOM & UPSTAIRS BATHROOM \* LANDSCAPED REAR GARDEN \* DRIVEWAY FOR TWO CARS \* SOUGHT-AFTER LOCATION \* CLOSE TO LOCAL AMENITIES & SCHOOLS \*

### **Front Garden**

Low maintenance front garden with driveway for two cars, side access.

### **Entrance Hall**

Access to all rooms, stairs to first floor, gas radiator.

### **Lounge**

11' 10" x 10' 11" ( 3.61m x 3.33m )

Spacious and well-presented lounge with large double glazed bay window to the front aspect, feature fireplace with attractive period-style features, carpet throughout, gas radiator.

### **Dining Room**

12' x 10' 11" ( 3.66m x 3.33m )

Well-proportioned dining room with space for dining table and chairs, opens onto kitchen and extension, gas radiator, carpet throughout.

### **Kitchen**

12' 6" x 5' 7" ( 3.81m x 1.70m )

Wall and base cupboard units, worktops, range cooker, gas hob, overhead extractor, under counter space for white goods, freestanding fridge/freezer, splash back tiles, combi boiler, two double glazed windows to the side aspect.

### **Third Reception Room**

11' 10" x 10' 7" ( 3.61m x 3.23m )

Extended with french doors to the rear garden, carpet throughout, gas radiator.

### **Downstairs Wet Room**

Low level w/c, wash hand basin, gas radiator, double glazed window to the side aspect.

### **Landing**

Access to all rooms, carpet throughout, double glazed window to the side aspect.

### **Bedroom One**

11' x 9' 11" ( 3.35m x 3.02m )

Double glazed bay window to the front aspect, carpet throughout, gas radiator.

### **Bedroom Two**

12' 4" x 11' ( 3.76m x 3.35m )

Double glazed window to the rear aspect, carpet throughout, gas radiator.

### **Bedroom Three**

8' 11" x 5' 11" ( 2.72m x 1.80m )

Double glazed window to the rear aspect, fitted storage, carpet throughout, gas radiator.

### **Bathroom**

Bath with shower attachment, low level w/c, wash hand basin, heated towel rail, partially tiled walls, double glazed window to the front aspect.

### **Rear Garden**

Private and landscaped rear garden with a paved patio area, mature plant borders, greenhouse, storage shed, side access.





**Situated in the ever-popular area of Bitterne Park, this well-presented three bedroom semi-detached home offers an excellent opportunity for families and commuters alike. Ideally located within easy reach of highly regarded local schools, a range of amenities, and excellent transport links into Southampton city centre, this property combines convenience with comfortable living.**

**The ground floor provides versatile and spacious accommodation, featuring a welcoming lounge, a separate dining room, and an additional third reception room to the rear. A fitted kitchen offers ample storage and workspace, while the added benefit of a downstairs wet room enhances practicality for busy households. Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering plenty of natural light, alongside a modern family bathroom.**



**Externally, the home benefits from a driveway to the front providing off-road parking for two vehicles. To the rear, a beautifully landscaped garden creates a peaceful outdoor retreat, complete with a greenhouse, shed, and a variety of mature plants. This delightful home in a prime Bitterne Park location is not to be missed.**



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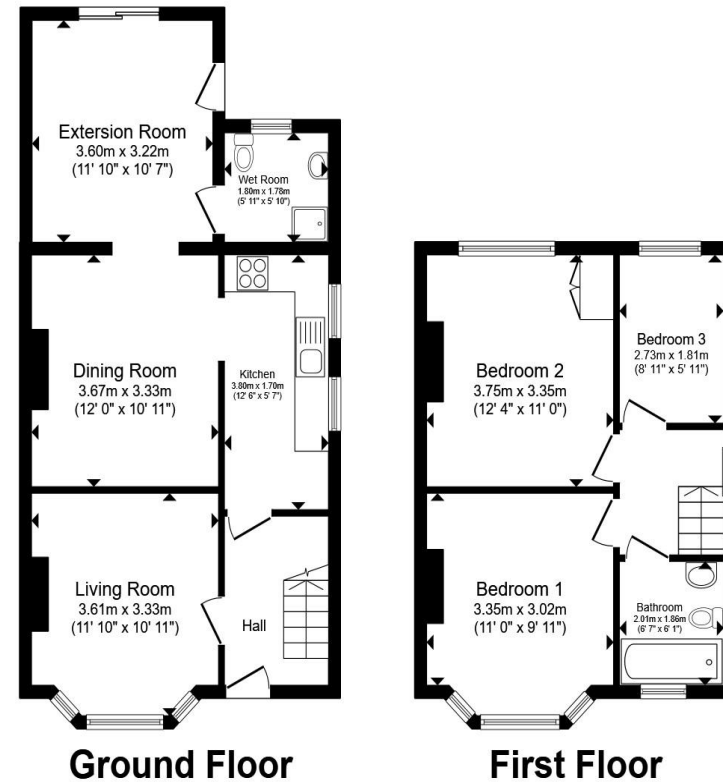
## Woodmill Lane, Southampton

- Semi Detached House
- Three Bedrooms
- Three Reception Rooms
- Downstairs Wet Room & Upstairs Bathroom
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£350,000**



Total floor area 92.1 m<sup>2</sup> (991 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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