



**Connells**

Calmore Road  
Calmore Southampton



# Calmore Road Calmore Southampton SO40 2RF

for sale  
£475,000



## Property Description

Welcome to this delightful two bedroom Detached Bungalow located in the sought-after Calmore area. The property features a spacious lounge/diner, perfect for entertaining, with French doors leading directly onto the beautifully landscaped rear garden. A modern fitted kitchen with new integrated appliances offers both style and functionality.

Both bedrooms are generously sized doubles, providing ample space for relaxation. Enjoy the comfort of newly fitted carpet flooring throughout the entire property.

Outside, you'll find ample off-road parking and a meticulously maintained wrap-around garden, predominantly laid to lawn with mature borders adding privacy. The paved patio area, accessible from the lounge via French doors, is ideal for alfresco dining and enjoying the outdoors. This bungalow offers a good private aspect to the front, side and rear. Don't miss the opportunity to make this wonderful bungalow your own!

## Entrance Hall

Window and door to the front aspect, newly laid lino flooring ( installed 2025) and access to all rooms.

## Lounge/Dining Room

21' 3" x 12' 4" ( 6.48m x 3.76m )

A bright and cosy room with feature fireplace, newly laid quality carpet flooring (Augusta suede) and underlay ( installed 2025), space for dining and french doors to the rear garden.

## Kitchen

15' 7" x 8' 6" ( 4.75m x 2.59m )

Fitted kitchen with integrated appliances, localised tile walls, wood laminate flooring, space and plumbing for dish washer, space and plumbing for washing machine, door to the side aspect and window to the front aspect. New kitchen, appliances (oven, induction hob and dishwasher) , flooring and electrical distribution box. Installed 2024.

## Bedroom One

14' 1" x 11' 9" ( 4.29m x 3.58m )

A spacious room with dual aspect windows, built in cupboard and newly laid quality carpet flooring (Augusta Suede) and underlay ( installed 2025).

## Bedroom Two

13' 5" x 11' 10" ( 4.09m x 3.61m )

A second double bedroom with window to the rear aspect, fitted wardrobes and newly laid quality carpet flooring (Augusta suede) and underlay( installed 2025).

## Bathroom

8' 9" x 6' ( 2.67m x 1.83m )

Fully tiled walls and floor, bath, WC, hand wash basin, built in cuoboard and window to the side aspect.

## Outside

## Front Garden

Gravel driveway with space for multiple vehicles, garage, mature hedge borders, lawn area and paved pathway to the rear garden.

Rear Garden

Enclosed rear garden providing a good amount of privacy that has been beautifully landscaped, mostly laid to lawn with mature shrubbery borders and a paved patio area which can be accessed from the lounge via french doors.

Garage

15' 9" x 9' 3" ( 4.80m x 2.82m )

Location

Welcome to Calmore Road, Calmore, Southampton – a practical and well-connected address. Situated close to essential amenities, residents benefit from easy access to everyday conveniences. Excellent transport options ensure a stress-free commute, whether you're heading into Southampton or exploring the surrounding area. Calmore Road offers a comfortable and convenient lifestyle in a desirable location.

Additional Info

- .There is lapsed planning for an additional room and toilet dated 3/8/1987.
- .New kitchen, appliances (oven, induction hob and dishwasher) & flooring. Installed 2024.
- . New windows and doors throughout the bungalow and garage except patio and back door. Installed 2024.
- . New quality carpets ( Augusta suede) with underlay throughout and lino in the hallway. Installed 2025.
- . New electrical distribution box fitted in as

part of the kitchen.















EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

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