



36 Ash Tree Road, Bitterne Park, Southampton, SO18 1LX

Guide Price £400,000 - £425,000

WHITE & GUARD

INTRODUCTION

This impressive five-bedroom semi-detached home, situated in the sought-after area of Bitterne Park, offers an excellent opportunity for buyers seeking a spacious and versatile family property. The well-proportioned accommodation comprises a generous 26ft lounge/diner, a kitchen/breakfast room, WC/utility room and a conservatory. To the first floor are three bedrooms, including a master bedroom benefiting from an en-suite, while the second floor provides two further bedrooms and a family bathroom. Externally, the property offers convenient off-road parking to the front, along with an enclosed rear garden, providing an ideal outdoor space for families and entertaining and solar panels, these are just over a year old and owned by the property.

LOCATION

Bitterne Park is a popular residential area with excellent amenities, including schools, a library, and the independent shops of Bitterne Park Triangle. It's close to Riverside Park along the River Itchen, ideal for outdoor activities. Southampton city centre, with its shops, dining, and mainline station, is easily accessible, and Southampton Airport is about 20 minutes away. The area also offers great transport links via the M27, M3 and A3 to London.

OUTSIDE: To the front of the property, a private driveway provides off-road parking for one vehicle and leads to the front entrance. The front garden is partially enclosed by brick walling and features established planting, including a mature shrub and tree. A side gate provides convenient access to the rear garden and extra covered storage.

The generous rear garden is accessed directly from the conservatory and features a paved patio area, ideal for outdoor dining and entertaining. A tarmac pathway extends towards the rear, alongside a lawned area and an artificial lawn section, offering plenty of space for children to play and for enjoying the garden. A garden shed to the rear provides useful additional storage.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade C





INSIDE

Entering through the front door, you are welcomed into the entrance hall, which provides access to the main living accommodation, including the lounge/diner and kitchen/breakfast room.

The impressive 26ft lounge/diner is a generous and versatile reception space, featuring a double-glazed window overlooking the front of the property, carpeted flooring, space for an electric log burner and ample storage space.

The kitchen/breakfast room benefits from a double-glazed window to the rear, one to the side and a door providing side access to the rear garden, tile-effect laminate flooring, an inset sink and a range of built-in cupboards. There is also space for a fridge/freezer, cooker and dishwasher.

The WC/utility room features a double-glazed window to the side, wood-effect flooring, a WC and wash hand basin with storage beneath. There is also space and plumbing for a washing machine and tumble dryer.

The conservatory provides an additional reception space and benefits from double-glazed windows overlooking the side and rear, a skylight, tile-effect laminate flooring, underfloor heating, and a door providing direct access to the rear garden.

To the first floor, the master bedroom is a well-proportioned room with a double-glazed window overlooking the front of the property, carpeted flooring and a radiator. The room also benefits from access to a private en-suite shower room, which features a side-facing double-glazed window, tiled flooring, shower, WC and wash hand basin with storage beneath.

Bedroom two overlooks the rear of the property through a double-glazed window and benefits from carpeted flooring and a radiator.

Bedroom three also enjoys a rear aspect through a double-glazed window and is finished with carpeted flooring.

On the second floor, bedroom four is a spacious room featuring two skylights, carpeted flooring and useful built-in storage.

Bedroom five is currently utilised as a home office and benefits from a double-glazed window overlooking the rear of the property and impressive views across Southampton, along with laminate flooring. This versatile room could equally be used as a fifth bedroom, depending on the purchaser's requirements.



SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

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TOTAL FLOOR AREA : 1584 sq.ft. (147.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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