



Connells

Ivy Road
Southampton



Property Description

A spacious and modern four-bedroom semi-detached family home, ideally situated in the popular area of St Denys.

Beautifully presented throughout, this property offers generous living accommodation, a good-sized rear garden and the added benefit of off-road parking to the rear.

Offered for sale with no onward chain, this is an excellent opportunity for families looking for a ready-to-move-into home close to a range of local amenities and everyday conveniences.

The welcoming entrance hall provides access to the main living accommodation and leads into a spacious lounge, featuring a fireplace that creates an attractive focal point.

There is also a separate dining room, providing a versatile space for family meals and entertaining.

The modern fitted kitchen is well equipped with an integral oven and provides access to an inner hallway which has a convenient downstairs cloakroom and rear access to the garden and parking.

Upstairs, the property offers four good-sized bedrooms, with the master bedroom benefiting from fitted wardrobes.

A modern family bathroom completes the first floor.

Outside, the generous rear garden has been designed with ease of maintenance in mind and provides plenty of space for outdoor seating and family use. A brick-built shed offers useful storage, while the garden also provides access to the off-road parking at the rear.

Entrance Hall

Gas central heating radiator.

Downstairs Toilet

Double glazed window to rear aspect. WC. Vanity sink. Combi boiler.

Lounge

Double glazed bay window to side aspect. Open fire place. Gas central heating radiator. Spacious.

Reception Room

Double glazed window to rear aspect. Gas central heating radiator. Spacious.

Kitchen

Double glazed window to front and side aspect. Wall and base units. Integrated fridge/freezer. Space for appliances. Spotlights. Space for dining.

Landing

Double glazed window to front aspect. Gas central heating radiator. Storage space.

Bedroom 1

Double glazed window to side aspect. Gas central heating radiator. Built in wardrobes. Large double.

Bedroom 2

Double glazed window to side aspect. Gas central heating radiator. Large double.

Bedroom 3

Double glazed window to side aspect. Gas central heating radiator. Large double.

Bedroom 4

Double glazed window to front aspect. Gas central heating radiator. Loft access.

Bathroom

Double glazed window to side aspect. Bath with shower. WC. Wash hand basin. Hand towel rail. Modern.

Loft

Double insulation. Boarded. Very large space.

Rear Garden

Side access. Large garden. Patio area. Grass. Outside tap. Brick shed/workshop with electrics.

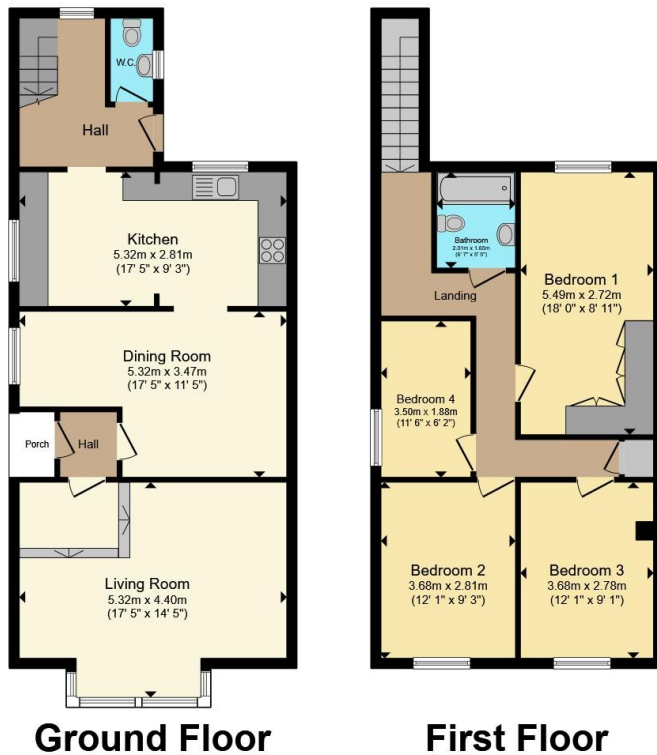
Parking

Gated. 2 off road parking spaces.

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 126.9 m² (1,366 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

Connells



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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/BTN107500

Tenure: Freehold



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