



Connells

Dawson Road
Southampton



Property Description

Situated on the sought-after Dawson Road, this beautifully presented three-bedroom home offers comfortable, modern living in a private cul-de-sac-perfect for families or first-time buyers alike.

The property is in very good condition throughout and benefits from a private driveway providing off-road parking. Upon entering, you are welcomed into a bright and spacious interior. The ground floor features a generously sized lounge with dining area, further enhanced by a spacious rear extension creating an ideal space for both relaxing and entertaining. The well-appointed kitchen offers ample storage and workspace, and a convenient downstairs WC adds to the home's practicality.

Upstairs comprises three well-proportioned bedrooms, offering flexibility for families, guests, or a home office. The family bathroom is neatly presented and serves all bedrooms.

Additional benefits include double glazing and central heating throughout. Externally, the property boasts a well-maintained rear garden with lawn and patio-perfect for outdoor dining or enjoying warmer months.

Located in a quiet cul-de-sac, it offers a peaceful setting within easy reach of local amenities, schools, and transport links. Early viewing is highly recommended

Entrance Hall

Gas central heating radiator.

Cloakroom

Double glazed window to front aspect. Wash hand basin. WC.

Lounge/Diner

Double glazed window to front aspect. 2 x Gas central heating radiators. Double doors to kitchen.

Kitchen

Double glazed window to rear aspect and UVPC double doors to garden. Wall and base units. Sink and drainer. Island. Integrated fridge/freezer. Space for double cooker with extraction fan. Space for dishwasher. 2 x Gas central heating radiator.

Utility Room

Double glazed window to front aspect. Space for washing machine and tumble dryer.

Bedroom 1

Double glazed window to rear aspect. Built in wardrobes. Gas central heating radiator.

Bedroom 2

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

Bedroom 3

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

Bathroom

Double glazed window to front aspect. WC. Wash hand basin. Bath/shower with mixer tap.

Rear Garden

Grass and patio area. X3 Storage sheds. Side access.

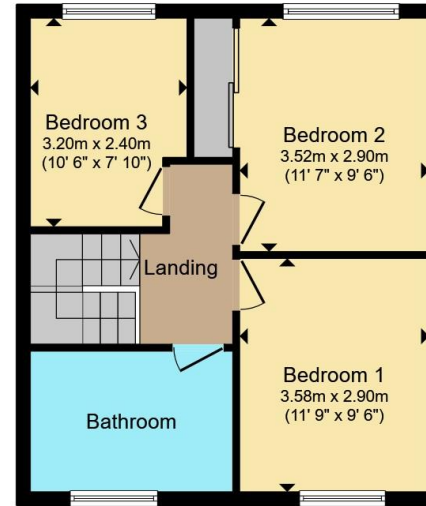
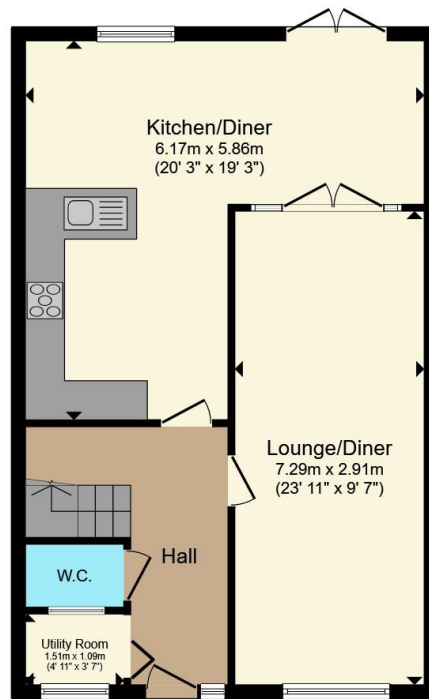
KEY FEATURES

- Three well-proportioned bedrooms
- End of terrace home
- Quiet cul-de-sac location
- Spacious lounge with dining area
- Fitted kitchen with ample storage
- Spacious rear extension & Downstairs WC
- Driveway for off-road parking
- Well-maintained garden with lawn and patio









Ground Floor

First Floor

Total floor area 104.5 m² (1,125 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



To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
SOUTHAMPTON SO18 6TG

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107804



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTN107804 - 0003