



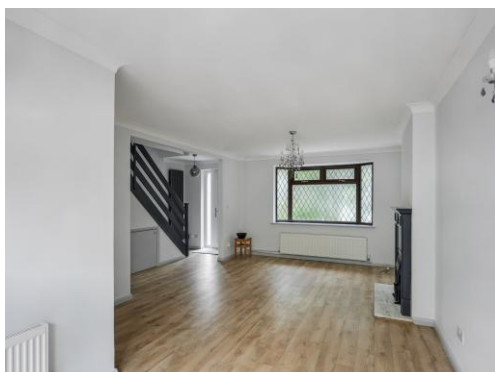
**Connells**

Adur Close  
West End Southampton



# Adur Close West End Southampton SO18 3NH

For sale  
**£525,000**



## Property Description

Beautifully Refurbished Four-Bedroom  
Detached Home - Adur Close, West End

Situated in the quiet and sought-after cul-de-sac of Adur Close, West End, this beautifully refurbished four-bedroom detached home offers modern, spacious living ideal for families. Finished to a high standard throughout, the property has undergone a full refurbishment and has not been lived in since, making it ready for immediate occupation.

The ground floor features a bright entrance hall leading to a spacious open-plan kitchen and dining area, perfect for everyday living and entertaining. The kitchen includes all appliances, and there is also a convenient downstairs WC.

Upstairs are four well-proportioned bedrooms, including a generous main bedroom with en-suite shower room. The modern family bathroom includes a power shower, and all carpets upstairs are brand new.

Further improvements include new internal doors throughout, new electrics and circuit board, along with double glazing and gas central heating.

Externally, the property benefits from a driveway providing off-road parking, a garage with electrics throughout, and a good-sized rear garden ideal for relaxing or entertaining.

Located close to local amenities, schools, and transport links, this superb home offers both convenience and a peaceful residential setting. Early viewing is highly recommended.

## Kitchen

8' 8" x 15' 7" ( 2.64m x 4.75m )

## Dining Area

23' 1" x 8' 10" ( 7.04m x 2.69m )

## Living Area

23' 2" x 12' 10" ( 7.06m x 3.91m )

## Cloakroom

4' 8" x 2' 10" ( 1.42m x 0.86m )

## Bedroom 1

14' 8" x 8' 8" ( 4.47m x 2.64m )

## Ensuite

5' 7" x 8' 8" ( 1.70m x 2.64m )

## Bedroom 2

10' 3" x 11' 9" ( 3.12m x 3.58m )

## Bedroom 3

12' 4" x 9' 3" ( 3.76m x 2.82m )

## Bedroom 4

9' 7" x 8' 2" ( 2.92m x 2.49m )

## Bathroom

7' 5" x 7' 2" ( 2.26m x 2.18m )

## 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."

## Key Features

- Fully refurbished four-bedroom detached home
- Quiet cul-de-sac location in West End
- Spacious open-plan kitchen and dining area
- Main bedroom with modern en-suite
- Family bathroom with power shower
- New electrics and upgraded circuit board
- Brand-new carpets upstairs and new internal doors
- Driveway and garage with electrics plus rear garden

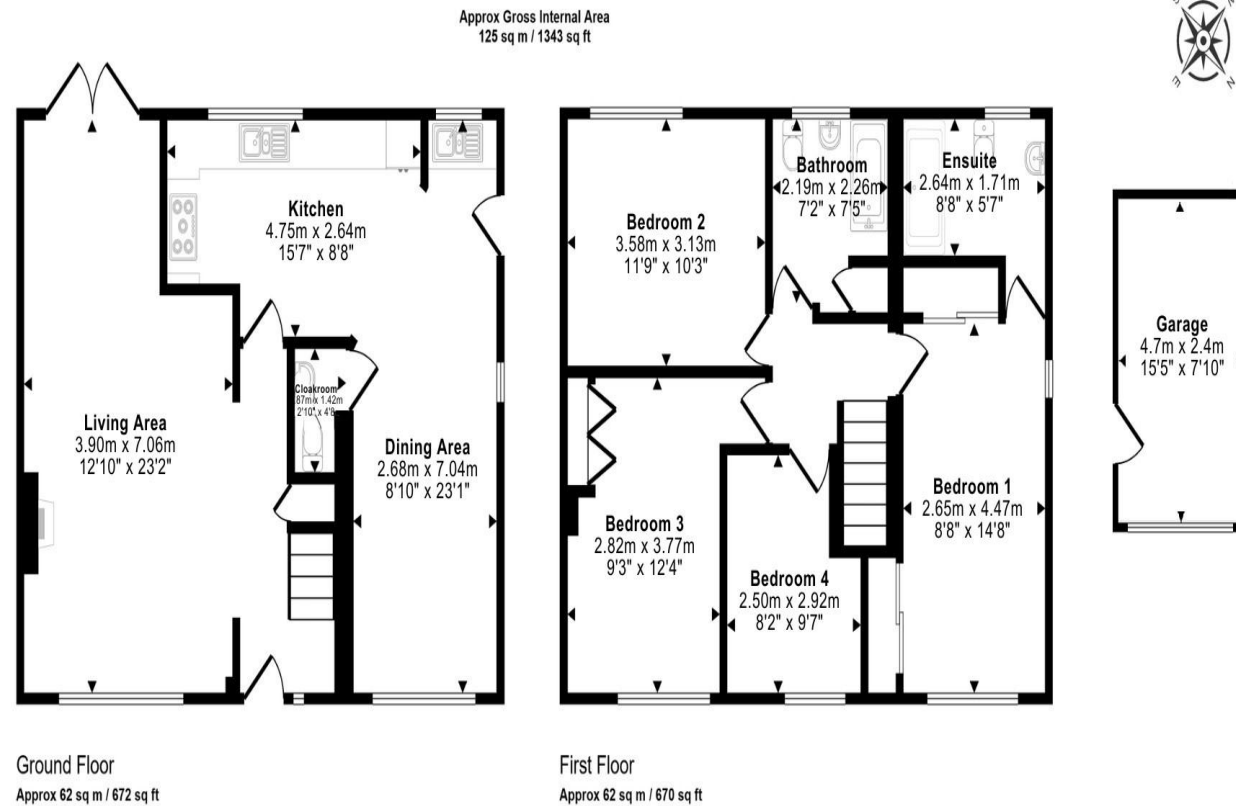












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

To view this property please contact Connells on

**T 02380 422080**  
**E [Bitterne@connells.co.uk](mailto:Bitterne@connells.co.uk)**

2 West End Road Bitterne  
SOUTHAMPTON SO18 6TG

EPC Rating: D    Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/BTN107673](http://connells.co.uk/Property/BTN107673)**



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.

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