

Bitterne
023 8042 2600



**40 Exeter Road, Bitterne, Southampton,
Hampshire, SO18 2EG**
£375,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Exeter Road! A beautifully refurbished three-bedroom detached bungalow that effortlessly blends style, space, and practicality. Finished to an exceptional standard throughout, the property boasts a stunning 23ft open-plan living area, ample off-street parking, and a thoughtfully landscaped rear garden. Step inside via a welcoming hallway, complete with a discreet utility cupboard offering plumbing for both a washing machine and tumble dryer. The accommodation comprises three well-proportioned bedrooms, two enhanced by charming bay windows that flood the rooms with natural light. At the heart of the home lies the impressive 23ft open-plan kitchen and living space, a true showstopper. The shaker-style kitchen features a walk-in pantry cupboard and flows seamlessly into a striking lounge area with bespoke storage units and shelving, creating a perfect setting for both everyday living and entertaining.

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Outside, the property continues to impress. Set on a generous and exceptionally private plot, the rear garden offers a patio seating area leading onto a well-kept lawn, framed by mature shrub borders. A standout feature is the detached workshop/garage, complemented by side vehicle access. To the front, a shingle driveway provides ample parking for multiple vehicles.

Approach

Dropped kerb leading to a driveway providing off road parking, side gate.

Entrance Hall

Smooth ceiling, hatch providing access to loft space, built-in shoe storage, utility cupboard with space for washing machine and tumble dryer, radiator, doors to:

Open Plan Living Area

15' 5" (4.70m) max reducing to 11'8" (3.56m) x 23' 3" (7.09m) max reducing to 14'11" (4.55m):
Smooth ceiling with inset spotlights, UPVC double glazed window to rear, UPVC double glazed door to rear and UPVC double glazed patio doors to rear, contrasting shaker-style wall, base and drawer units with work surface over, sink inset, integrated dishwasher, built-in oven, gas hob with extractor over, space for fridge/freezer, large pantry cupboard, space for wood burner, bespoke storage cupboards either side of chimney breast, radiator.

Bedroom One

13' 11" (4.24m) into bay x 11' (3.35m):
Smooth ceiling, UPVC double glazed bay window to front, built-in

wardrobes, radiator.

Bedroom Two

11' 7" (3.53m) into bay x 11' 11" (3.63m):
Smooth ceiling, UPVC double glazed bay window to front, radiator.

Bedroom Three

8' 11" (2.72m) x 7' 10" (2.39m):
Smooth ceiling, UPVC double glazed window to side, radiator.

Shower Room

Smooth ceiling with inset spotlights, UPVC double glazed obscured window to side, large walk-in shower cubicle with mains fed shower, WC and wash hand basin, heated ladder towel rail, fully tiled walls and floor.

Garage

Detached garage, up and over door to front, pedestrian door to side.

Garden

Fence enclosed rear garden offering a good degree of privacy, patio seating area abutting rear of property leading to lawn, flower and shrub borders, further decked seating area.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band C

Agents Note

EPC was carried out before improvements.

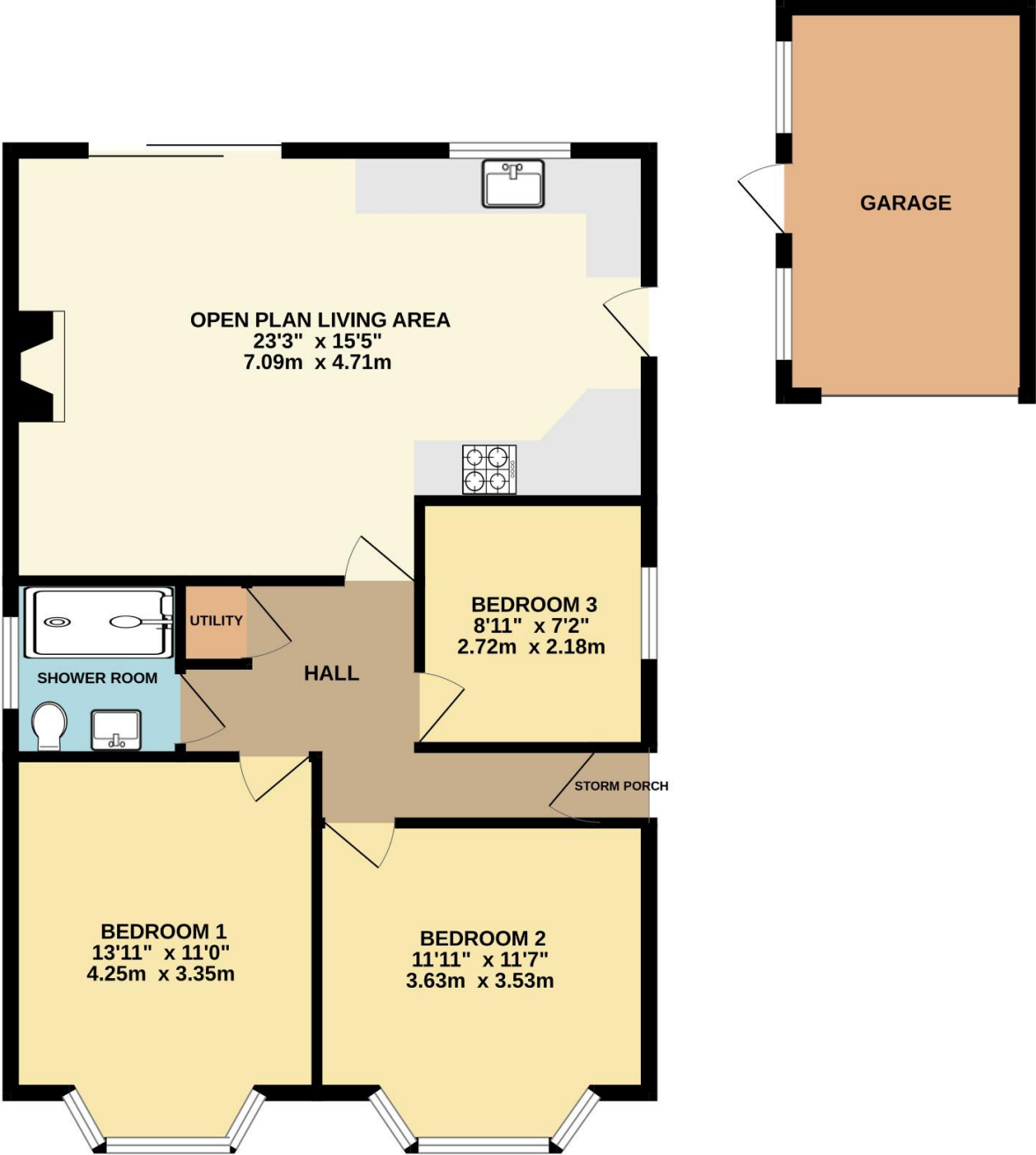
Sellers Position

Buying Onwards

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR



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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