



Connells

Bodding Avenue
Nursling Southampton



Property Description

This impressive former show home offers spacious and well-presented accommodation throughout. Entered via a welcoming hallway with LVT flooring and built-in storage, the ground floor includes a bay-fronted lounge, cloakroom and a contemporary kitchen/diner featuring granite work surfaces, AEG double oven, four-ring gas hob, integrated appliances and French doors opening onto the landscaped rear garden. A separate utility room houses the Ideal combination boiler and laundry space. Upstairs are four well-proportioned bedrooms, including a principal suite with built-in wardrobe and ensuite shower room, plus a family bathroom. Externally, the property benefits from a detached garage, extensive patio, lawned garden and parking for multiple vehicles.

Entrance Hall

A bright and welcoming entrance featuring LVT flooring, stairs rising to the first floor, built-in cupboard and wall-mounted radiator, creating a practical and stylish first impression.

Cloakroom

Comprising WC and hand wash basin with localised tiled walls, tiled flooring and an obscured double-glazed window to the side aspect.

Lounge

A comfortable reception space with double-glazed bay window to the front aspect, carpeted flooring and radiator - ideal for relaxing or entertaining.

Kitchen

A spacious and modern family hub with LVT flooring, double-glazed window to the rear and French doors opening to the garden. Fitted with a wide range of wall and base units, granite work surfaces, stainless steel sink with mixer tap, AEG double electric oven, four-ring gas hob, integrated fridge freezer and dishwasher. Ample space for family dining.

Utility

Practical laundry space with plumbing for washing machine and tumble dryer, housing the Ideal combination boiler. LVT flooring and radiator.

Landing

With loft access (insulated, not boarded), built-in cupboard and access to all bedrooms and family bathroom.

Bedroom One

Double-glazed window to rear aspect, radiator and built-in wardrobe. Direct access to ensuite.

En-Suite

Shower enclosure, WC, hand wash basin, heated towel rail and extractor fan.

Bedroom Two

Double-glazed window to front aspect, carpeted flooring and radiator.

Bedroom Three

Double-glazed window to rear aspect, carpeted flooring and radiator.

Bedroom Four

Double-glazed window to front aspect, carpeted flooring and radiator.

Bathroom

Comprising shower cubicle, bath with hot and cold taps, WC and hand wash basin. Tiled walls with obscured double-glazed window to side aspect.

Rear Garden

Landscaped garden featuring patio area extending around the property, lawned section, timber fencing and walled boundaries - ideal for outdoor entertaining.

Garage And Front

Detached garage with up-and-over door and driveway parking for multiple vehicles.

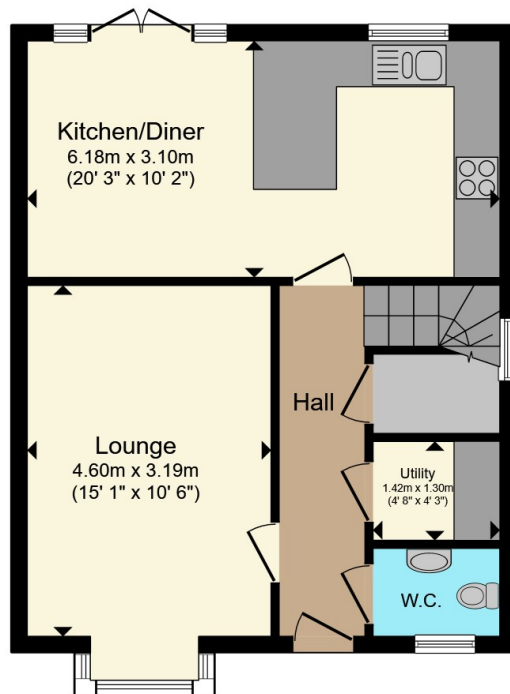
Location

Situated within a desirable residential development, Borden Avenue offers convenient access to local amenities, schools and commuter links. The property's position within the development reflects its original status as the show home, benefiting from an attractive setting and strong kerb appeal. Good transport links to Southampton general hospital and good local schools.

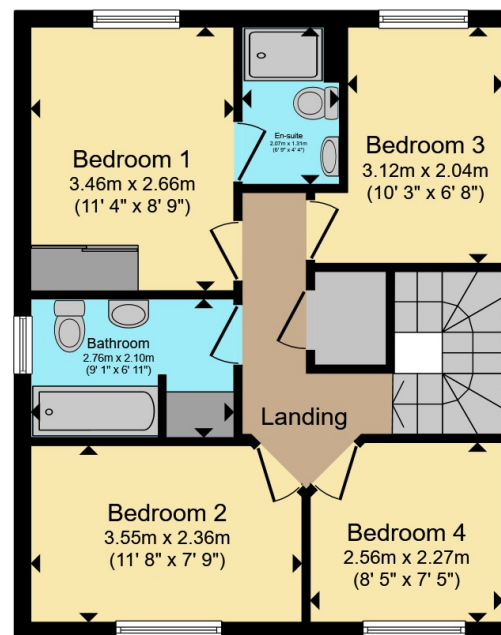








Ground Floor



First Floor

Total floor area 97.2 m² (1,046 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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Band: E

Tenure: Freehold

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