



Stanford Estate Agents are delighted to present this versatile & deceptively spacious four bedroom semi detached house in Bitterne. The property was completed in December 2015 & has been finished to an excellent standard. The property has a balcony & a garage & is offered with no forward chain.

Directions

Summary:

The property is located within 5 minutes walking distance from Bitterne shopping centre. This deceptively spacious house was uniquely architect designed & purpose built for the owners residence as a family home with four generous double bedrooms.

Discreetly laid back from the road to minimise traffic noise & designed to interlock with its neighbour, a lot of thought has gone into the design of this three storey home. Careful consideration has been given to the best use of space & the home does not disappoint at any level.

The property, which was completed in December 2015, has been finished to an excellent standard. The house was designed for dual purpose use as either C3 (single person or family use) or C4 (House Of Multiple Occupation - HMO) & has many safety features not normally seen in a family home.

Rooms:

ENTRANCE HALL:

The entrance hall has a uPVC door & obscure glass window for natural light & a radiator. Doors to the left & right connect to the two lower bedrooms. There is a large cupboard under the stairs.

BEDROOM 1: (21'6" x 14'2")

The master bedroom is an unusually large room which benefits from a compact kitchenette with microwave, hob, sink, fridge & wall mounted units. Double glazed French style doors are to the rear aspect & lead out to the rear garden.

EN SUITE:

The en suite has a fully tiled shower, low level WC & a wash hand basin.

BEDROOM 2: (14'2" x 13'1")

A decent sized double bedroom with double glazed window to both front & side aspect.

EN SUITE:

The en suite has a fully tiled shower, low level WC & a wash hand basin.

FIRST FLOOR LANDING:

The first floor landing has oak laminate flooring & a large obscure window providing natural light to both stairways. There is also emergency lighting.

LOUNGE: (14'2" x 13'6")

The property benefits from a dual aspect living room with French doors giving direct access to the balcony. The room has one radiator & a wall mounted TV with oak laminate flooring.

BALCONY: (10'5" x 9'9")

The balcony is south facing & overlooks the rear garden & driveway. It has a 0.4m high brick wall over which is a 1.1m glass balustrade

giving both excellent visibility & safety over 3 sides. It is laid with artificial grass, giving a relaxing garden feel to the area.

KITCHEN/BREAKFAST ROOM: (14'2" x 13'1")

Located to the front of the property is the modern fitted kitchen with extensive storage cupboards & a range of integrated appliances including double oven, 6 plate electric hob, extractor fan, fridge/freezer, Neff washing machine & dryer. There is ample work top space which sweeps around 3 sides & has numerous double sockets all the way around. The room, which also contains the boiler, has ceramic tiled floor & double glazed windows to both the front & side aspects.

SECOND FLOOR LANDING:

The stairs & landing have fitted carpets. A light tunnel above the landing provides daylight to the area whilst the landing also has emergency lighting & a small radiator.

BEDROOM 3: (14'2" x 12'11")

Another generous room with a single dormer window & a large over stairs cupboard. It has fitted carpet & 5 double power sockets along with a television point.

BEDROOM 4: (14'2" x 10'9")

Another generous room with double aspect through a dormer window to the side & a south facing window overlooking the rear of the property with views over Sholing with glimpses of the New Forest & the Isle Of Wight. The room is carpeted & has 4 double power sockets & a television point.

FAMILY BATHROOM:

The family bathroom has a bath with built in shower over, low level WC, large storage cupboard with work top over & wash hand basin. An opening Velux window provides light & ventilation.

OUTSIDE:

The property benefits from a garage with an up & over door plus one allocated off road parking space which are located to the rear.

The garden has been landscaped with separate patio & lawn areas & side access. Please note that extra outside amenity space comes via the large balcony off the lounge.

There is also a secure bicycle/garden store with electric power supply adjacent to the master bedroom.

OTHER INFORMATION:

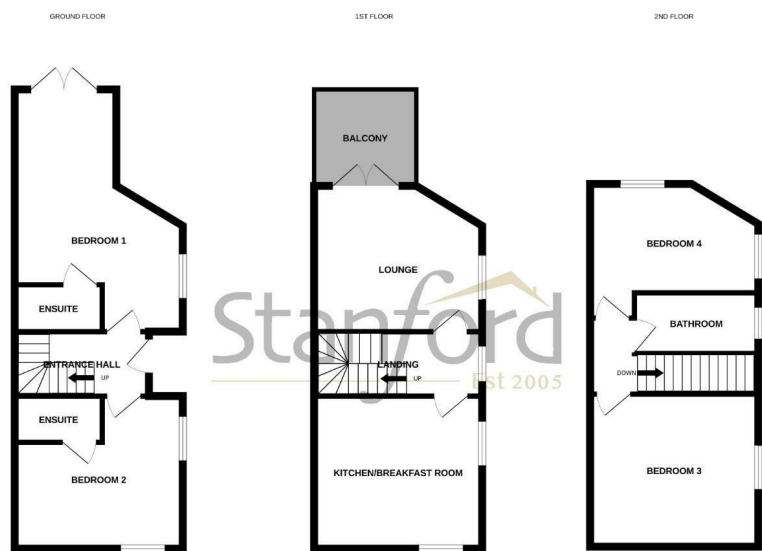
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band D

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Bitterne CE Primary School

SECONDARY SCHOOL: Oasis Academy Sholing



While 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 misstatement. 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 is given as to their operation or efficiency over the years.
Made with SketchUp 2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	89	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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