



Stanford Estate Agents are delighted to welcome to the market this stunning and stylish throughout, four bedroom, semi detached house in the desirable location of Bitterne Park. This fabulous home boasts four double bedrooms, two reception rooms, cloakroom, a fantastic 26ft kitchen/breakfast room, stylish family bathroom, lovely, well maintained rear garden and off road parking.

Directions

Entrance Hall:
Coved to smooth plaster ceiling, doors leading to sitting room, dining room and downstairs cloakroom, opening leading to kitchen/breakfast room, stairs leading to the first floor landing, various power points and laid to wood effect flooring.

Sitting Room: (15'4" x 11'11")
Smooth plaster ceiling, double glazed feature bay window to front aspect, wood burning stove with tiled hearth and oak mantle over, radiator, television and various power points with the room being laid to carpet.

Dining Room: (12'5" x 9'10")
Smooth plaster ceiling, double glazed window overlooking the rear garden, cast iron feature fireplace, radiator, various power points with the room being laid to carpet.

Kitchen/Breakfast Room: (26'4" x 10' 10")
A beautifully presented modern fitted kitchen/breakfast room with a smooth plaster ceiling, inset spotlights, dual aspect double glazed windows and bi-fold doors leading to the rear garden, fitted with a range of matching wall and base level units, contrasting worksurfaces, stainless steel sink and drainer with swan neck mixer tap over, integrated appliances consisting of two tall standing fridge/freezers and a dishwasher, there is also space and plumbing for a washing machine and a freestanding range cooker with the room being laid to tiled effect flooring.

Cloakroom:
Smooth plaster ceiling, tiling to principal areas, wash hand basin and low level WC with the room being laid to vinyl flooring.

First Floor Landing:
Smooth plaster ceiling, access to loft via loft hatch, doors leading to all bedrooms and family bathroom, various power points with the room being laid to carpet.

Master Bedroom: (15'6" x 15'5")
Smooth plaster ceiling, double glazed bay window to front aspect, cast iron feature fireplace with tiled hearth and mantle over, radiator, various power points with the room being laid to wood flooring.

Bedroom Two: (12'6" x 9'10")

Double glazed window overlooking the rear garden, cast iron feature fireplace with mantle over, radiator, various power points with the room being laid to carpet.

Bedroom Three: (10'11" x 10'1")
Smooth plaster ceiling, double glazed window overlooking the rear garden, cast iron feature fireplace with mantle over, radiator, various power points with the room being laid to wood flooring.

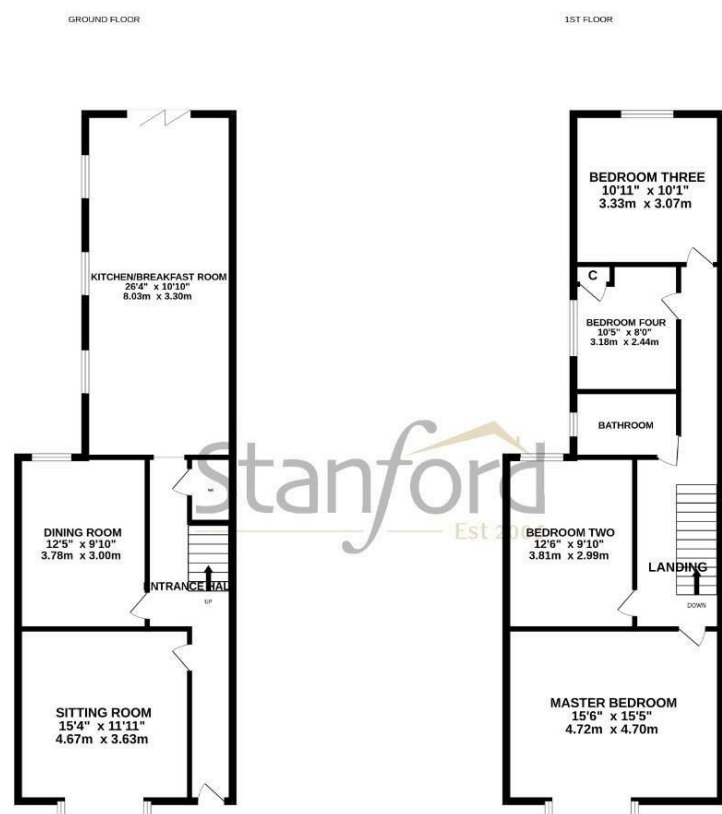
Bedroom Four: (10'5" x 8'0")
Textured ceiling, double glazed window to side aspect, storage cupboard, radiator, various power points with the room being laid to carpet.

Family Bathroom:
And a stunning and stylish modern fitted bathroom with a smooth plaster ceiling, obscure double glazed window to side aspect, tiling to principal areas, fitted with a suite comprising panel enclosed bath with a shower over, vanity wash hand basin, low-level WC and heated towel rail with the room being laid to tiled flooring.

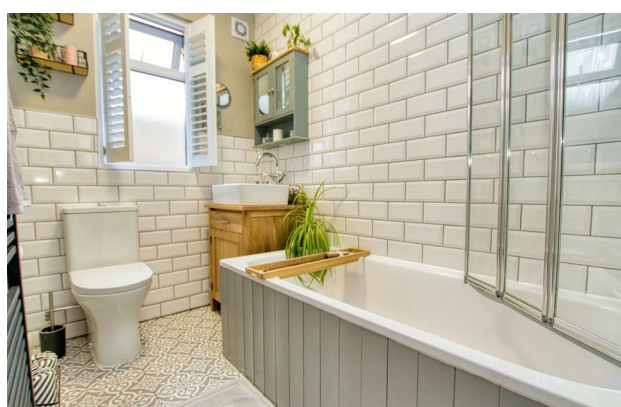
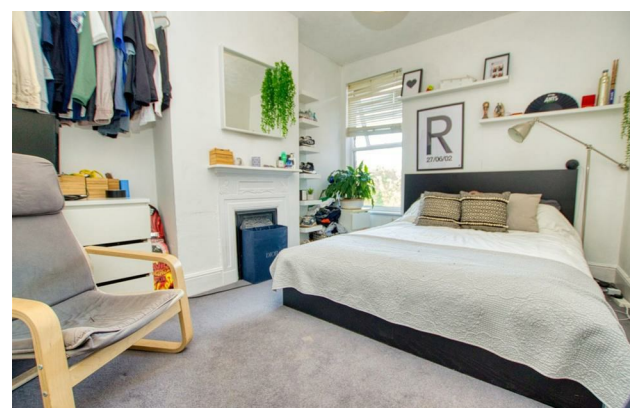
Front Garden:
Mainly laid to attractive brick paving providing off-road parking and a pathway leading to the front door.

Rear Garden:
Well presented landscaped private and enclosed rear garden which has been mainly laid to lawn with mature shrub and hedgerow borders. There is also an outbuilding with power and lighting connected and a paved patio seating and entertaining area with a pathway leading to the gated pedestrian side access.

Other Information:
Local Council: Southampton City Council
Council Tax Band: C
Sellers Position: Could Be Offered With No Forward Chain
Local Primary School: Bitterne Park Primary School
Local Secondary School: Bitterne Park School
Viewing: By Appointment



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 as to their quantity or efficiency can be given. Issue with drawings: 02/22



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.