





Stanford Estate Agents are delighted to welcome you to this this beautifully presented throughout, rare to market, four bedroom, detached family home located in a gated development of only three properties. This fabulous home is spacious throughout and is approached via electric double gates and gives space in the form of four double bedrooms, three reception rooms, conservatory, stunning kitchen/breakfast room, utility room, downstairs cloakroom, en suite to master bedroom and four piece family bathroom. Further benefits include a generous sized southerly facing rear garden with an outbuilding currently housing a hot tub and spa, a double garage and ample driveway parking for multiple vehicles. Viewings are invited strictly by appointment only.

**Directions**

**Entrance Hall:**  
Doors leading to sitting room, kitchen/breakfast room, study and downstairs cloakroom, under stairs storage cupboard, radiator, stairs leading to the first floor landing, various power points with the room being laid to tiled flooring.

**Sitting Room: (17'4" x 16'3")**  
Double glazed sliding doors leading to the conservatory, opening leading to dining room, gas feature fireplace with brick built surround and wooden mantle over, radiator, television and various power points with the room being laid to carpet.

**Conservatory: (13'10" x 9'3")**  
A brick and UPVC double glazed construction with a glass roof, French doors leading to the rear garden, radiator, various power points with the room being laid to tiled flooring.

**Dining Room: (14'4" x 13' 0")**  
Double glazed sliding doors leading to the rear garden, radiator, various power points with the room being laid to carpet.

**Kitchen/Breakfast Room: (13'11" x 13' 11")**  
A beautifully presented modern fitted kitchen with a coved to textured ceiling, inset spotlights, double glazed bay window to front aspect, tiling to principal areas, radiator, door leading to utility room, fitted with a range of matching wall and base level units with contrasting worksurfaces, sink and drainer with mixer tap over, integrated appliances consisting of a microwave, dishwasher and tall standing fridge/freezer, there is also space for a range cooker and an American style fridge/freezer with the room being laid to tiled flooring.

**Utility Room:**  
Double glazed window and door leading to the rear garden, tiling to principal areas, fitted with a range of matching base level units with contrasting worktops, stainless steel sink and drainer with mixer tap over, radiator, space and plumbing for a washing machine, tumble dryer and undercounter fridge with the room being laid to tiled flooring.

**Study: (10'5" x 8'8")**  
Double glazed window to front aspect, radiator, various power points with the room being laid to wood effect flooring.

**Cloakroom:**  
Obscure double glazed window to front aspect, tiling to principal areas, vanity wash hand basin, low-level WC and chrome heated towel rail with the room being laid to tiled effect vinyl flooring.

**First Floor Landing:**  
Doors leading to all bedrooms and family bathroom, access to loft via loft hatch, two double glazed windows to front aspect, airing cupboard, various power points and laid to carpet.

**Master Bedroom: (14'2" x 13'1")**  
Double glazed window overlooking the rear garden, door leading to en suite shower room, built in wardrobes, radiator, various power points with the room being laid to carpet.

**En Suite Shower Room**  
A very well presented modern fitted en suite with a smooth plaster ceiling, inset spotlights, obscure double glazed window to side aspect, fitted with a suite comprising walk-in shower, vanity wash hand basin, low-level WC and chrome heated towel rail with the room being laid to vinyl flooring.

**Bedroom Two: (12'11" x 11'1")**  
Double glazed window overlooking the rear garden, built in wardrobes, radiator, various power points with the room being laid to carpet.

**Bedroom Three: (11'8" x 10'11")**  
Double glazed window to front aspect, built in wardrobes, radiator, various power points with the room being laid to carpet.

**Bedroom Four: (11'6" x 9'0")**  
Double glazed window to front aspect, built in wardrobes, radiator, various power points with the room being laid to carpet.

**Family Bathroom: (9'10" X 6'8")**  
Smooth plaster ceiling, inset spotlights, obscure double glazed window to rear aspect, floor to ceiling tiling, four piece suite comprising clawfoot bath, walk in shower, vanity wash hand basin, low-level WC and chrome heated towel rail with the room being laid to wood effect flooring.

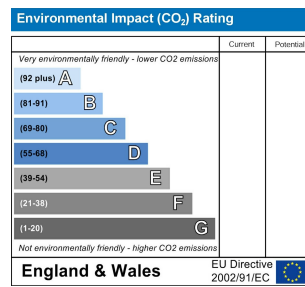
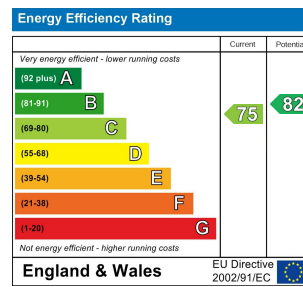
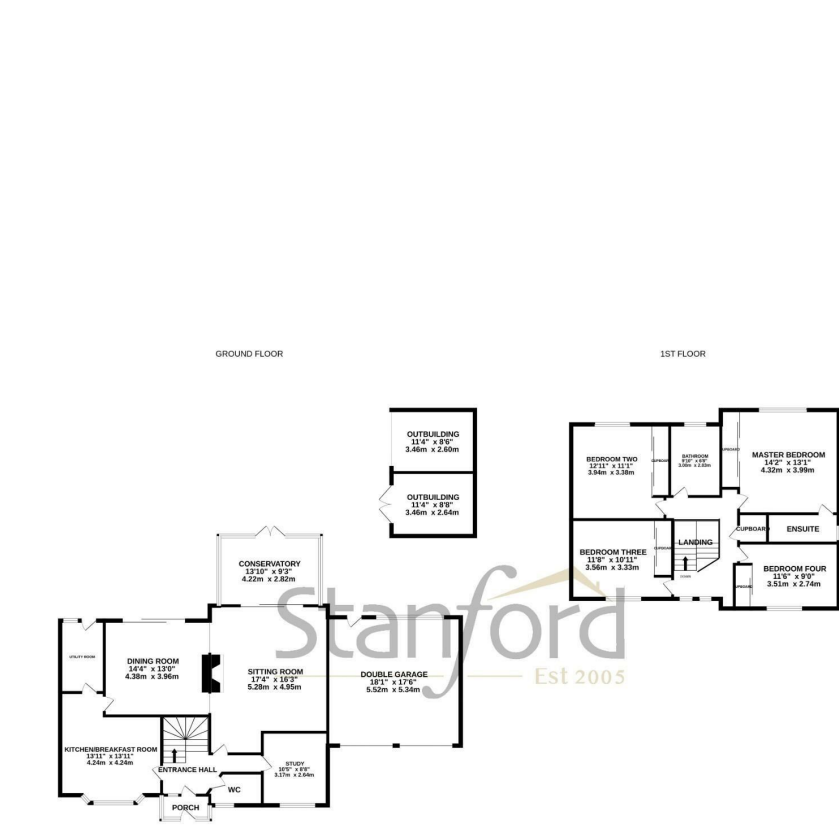
**Double Garage:**  
The double garage is located to the side of the property with power and lighting connected and two electric up and over doors.

**Front Garden:**  
Accessed via electric double gates and mainly lead to attractive brick paving providing off-road parking for multiple vehicles. There is also a lawned area and a pathway leading to the double garage and front door.

**Rear Garden:**  
This generous sized southerly facing rear garden has been mainly laid to lawn with mature shrub and hedgerow borders. There is a paved patio seating and entertaining area, feature pond and a pathway leading to the outbuilding and double garage.

**Outbuilding:**  
The outbuilding has power and lighting connected and is currently being used for the hot tub and spa.

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: E  
Sellers Position: Looking To Purchase A Property  
Local Primary School: Townhill Infant School  
Secondary School: Bitterne Park School  
EPC Rating: C



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 mis-interpretation or error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee is given in their operation or intended use for them. Made with Hoxpox 1.0.0.2

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