

Stanford Estate Agents are delighted to offer this well presented, three bedroom, detached bungalow situated within the highly requested Poet's Estate in Thornhill. This spacious home boasts a 20ft lounge, a 15ft kitchen/breakfast room, dining room, modern family bathroom, south west facing rear garden, 19ft garage, useful outbuilding and driveway parking for multiple vehicles.

Directions

Entrance Porch:
Double glazed windows to side and front aspect, double glazed obscure front door, door to lounge.

Lounge: (20'7" into bay x 14'8") max
Double glazed windows to front and side aspect, obscure single pane window to inner hall, gas coal effect fireplace with surround, two radiators, television point, wood effect flooring.

Inner hall:
Obscure single pane window to lounge, open to the kitchen, doors to family bathroom and bedroom one, wood effect flooring.

Bedroom One: (11'4" x 10'9")
Double glazed feature bay window two front aspect, radiator and wood effect flooring.

Family Bathroom: (5'8" x 5'3")
Obscure double glazed window to side aspect, tiled to principal areas, suite comprising panel enclosed bath with shower over and glass shower screen, wash hand basin and WC unit with cupboard below, chrome heated towel radiator, tiled flooring.

Kitchen/Breakfast Room: (15'3" x 12'3")
Smooth plaster ceiling, double glazed window to side aspect, bi fold double glazed doors through to dining area, a range of wall and base level units with oak veneer worktops, sink and drainer with mixer tap, range cooker with extractor hood over, space for an American style fridge/freezer and slimline dishwasher, log/coal burner with tiled hearth and oak surround, vinyl tiled effect flooring.

Dining Room: (15'3" x 11'0)
Smooth plastered ceiling, double glazed windows to rear, double glazed patio doors to rear aspect, radiator and engineered oak flooring.

Bedroom Two: (11'1" x 8'9")
Double glazed window to rear aspect, radiator and fitted carpet.

Bedroom Three: (9'6" x 8'5")
Double glazed window to side aspect, radiator and fitted carpet.

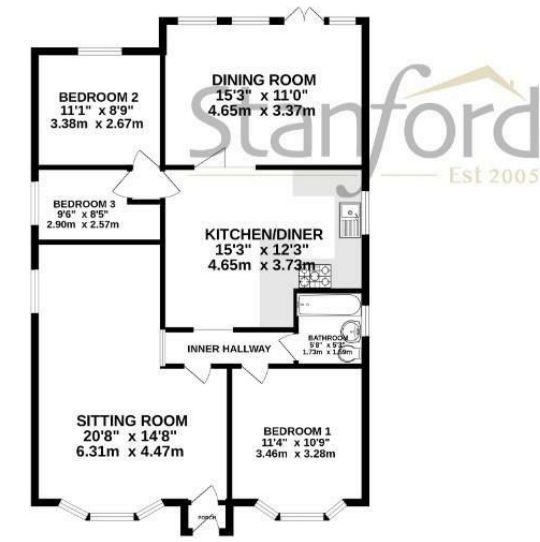
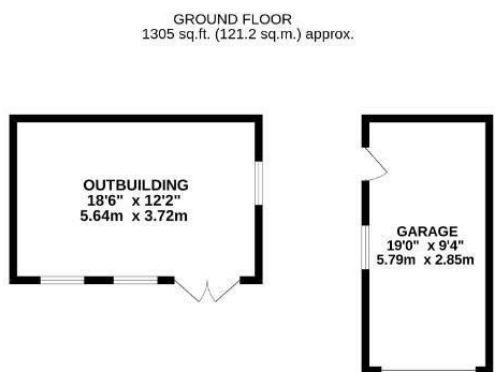
Front Garden:
Laid to shingle driveway providing parking for multiple vehicles.

Rear Garden:
This south-west facing rear garden is enclosed and laid to lawn with decking and seating area, there is a shingled pathway leading to the garage, outbuilding and a further seating area,

Outbuilding: (18'6" x 12'2")
Timber structure with windows to front and side aspect, power and lighting connected.

Garage: (19'0 x 9'4")
Metal up an over door with power and lighting.

Other Information:
Local Council: Southampton City Council
Council Tax Band: C
Local Primary School: Kanes Hill Primary School
Secondary School: Woodlands Community College



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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 is given to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

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