



Sunvale Close - £335,000



# 29 Sunvale Close, Southampton, SO19 8LX

Asking Price £335,000

Stanford Estate Agents are delighted to offer for sale this lovely three bedroom, detached family home, ideally situated in this highly sought after location. This fantastic property offers spacious accommodation including two reception rooms, a modern fitted kitchen, conservatory, modern upstairs family bathroom and downstairs cloakroom. Benefits include a good sized secluded rear garden backing onto woodlands, a garage and ample off road parking. This property would make a perfect family home and is offered with no forward chain. Internal viewings are strongly recommended to avoid disappointment.

**Entrance Hall:**  
Stairs to first floor landing, door to lounge and cloakroom, double radiator.

**Cloakroom:**  
Double glazed window to front aspect, vanity wash hand basin with cupboards below, low level WC and a heated towel rail.

**Lounge: (14'5" x 13'8")**  
Double glazed window to front aspect, double radiator, gas coal effect fireplace.

**Dining Room; (10'4" x 8'4")**  
Double glazed doors to rear aspect, double radiator.

**Kitchen: (10'4" x 8'10")**  
Double glazed window to rear aspect, fitted with a stylish range of wall and base level units with rolled edge worksurfaces, built in electric oven and hob with stainless steel extractor hood over, sink and drainer with mixer tap, integrated washing machine and dishwasher, door to conservatory.

**Conservatory:(10'8" x 8'2")**  
Brick and uPVC double glazed construction with tiled flooring, double radiator and door to rear garden.

**First Floor Landing:**  
Double glazed window to side aspect, airing cupboard, doors to bedrooms and family bathroom.

**Master Bedroom: (13'9" x 11'5")**  
Double glazed window to front aspect, double radiator, built in wardrobes.

**Bedroom Two: (11'5" x 11'3")**  
Double glazed window to rear aspect, double radiator, built in wardrobes.

**Bedroom Three: (8'4" x 7'10")**  
Double glazed window to front aspect, double radiator, built in wardrobe.

**Family Bathroom:**  
Double glazed window to rear aspect, modern suite comprising panel enclosed bath with shower attachment and glass shower screen, floating wash hand basin, low level WC, fully tiled walls and a chrome heated towel

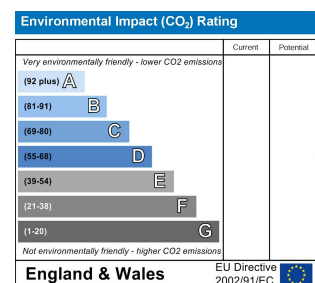
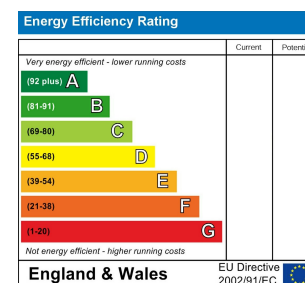
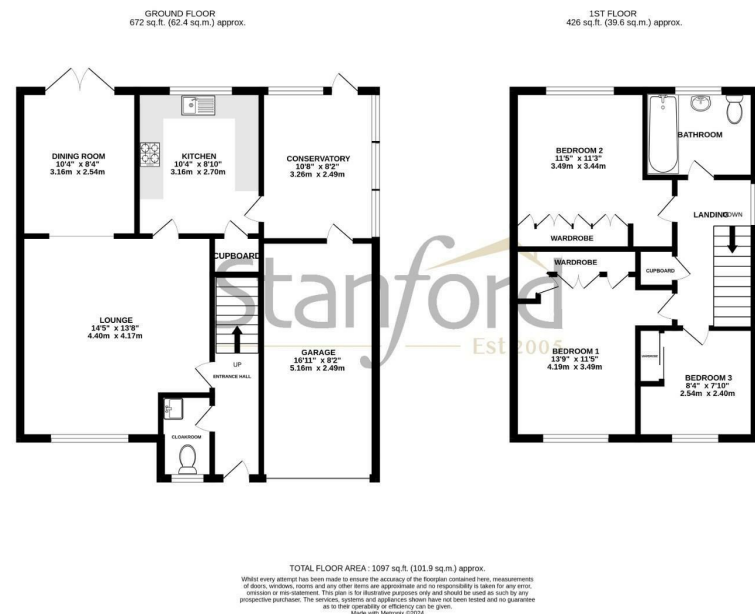
rail.

**Front Garden:**  
A very attractive frontage with steps leading to the front door, feature landscaped areas, paved area and a good sized driveway providing ample off road parking. The property further benefits from a burglar alarm, security cameras and PIR lighting to front and rear.

**Garage: (16'11" x 8'2")**  
Electrically operated metal up and over door, power and light.

**Rear Garden:**  
A very well maintained, good sized secluded garden backing onto woodlands with a large composite decked area providing seating and entertaining space. This fabulous garden is enclosed and mainly laid to lawn with mature shrub borders. a storage shed, side access and offers scope and potential to extend (STPP).

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: D  
Sellers Position: No Forward Chain  
Local Primary School: St Monica Primary School  
Secondary School: Oasis Academy Mayfield



**Tel:** 023 8202 9966  
**Email:** bitterne@stanfordstateagents.co.uk  
**Address:** 394Bitterne Road, Bitterne, SO18 5RS



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