

Prospect Road - £425,000

Stanford
Est 2005



4 Prospect Road, Bitterne, Southampton, SO19 7DG

Price Guide £425,000

Stanford Estate Agents are delighted to offer for sale this lovely, four bedroom, detached family home, ideally situated in this highly sought after cul-de-sac location. This fantastic family home offers spacious accommodation including a 15ft living room, a 17ft stylish fitted kitchen/diner, utility, cloakroom, family bathroom and an en suite to the master bedroom. Benefits include being set on a corner plot and boasts a large secluded, private rear garden and off road parking. This property would make a wonderful family home and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, double radiator, under stairs cupboard, tiled flooring, doors to living room and kitchen/diner.

Downstairs Cloakroom/WC:
Pedestal wash hand basin, low level WC and tiled flooring.

Living Room: (15'5" x 10'8")
Smooth plaster ceiling, double glazed window to front aspect, double radiator.

Kitchen Dining Room: (17'8" x 11'10")
Double glazed window to rear aspect, fitted with a range of stylish wall and base level units with contrasting worksurfaces, electric oven and gas hob with stainless steel extractor hood over, space and plumbing for a dishwasher, space for a fridge freezer, tiled flooring, double radiator, French doors to rear aspect, door to utility.

Utility Room:
Base level worksurface, space and plumbing for washer/dryer.

First Floor Landing:
Access to loft space, doors to bedrooms and family bathroom, double radiator.

Master Bedroom: (13'4" x 10'8")
Double glazed window to rear aspect, double radiator, door to en suite.

En Suite:
Suite comprising walk in shower cubicle with folding glass screen, low level WC, pedestal hand wash basin, double radiator, tiled flooring.

Bedroom Two: (11'9" x 10'8")
Double glazed window to front aspect, double radiator, built in wardrobes.

Bedroom Three: (9'2" x 7'0")
Double glazed window rear aspect, radiator

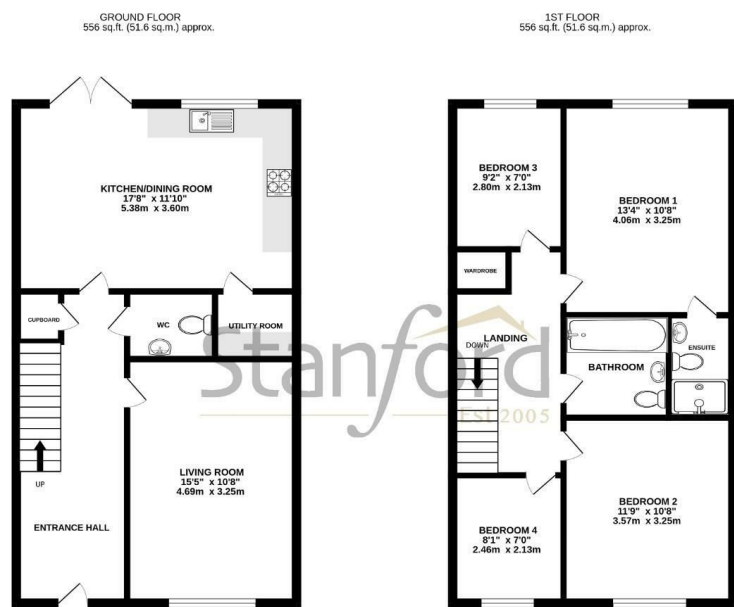
Bedroom Four: (8'1" x 7'0")
Double glazed window front aspect, radiator.

Family Bathroom:
Suite comprising panel enclosed bath with shower over, low level WC, pedestal hand wash basin, part tiled walls, radiator

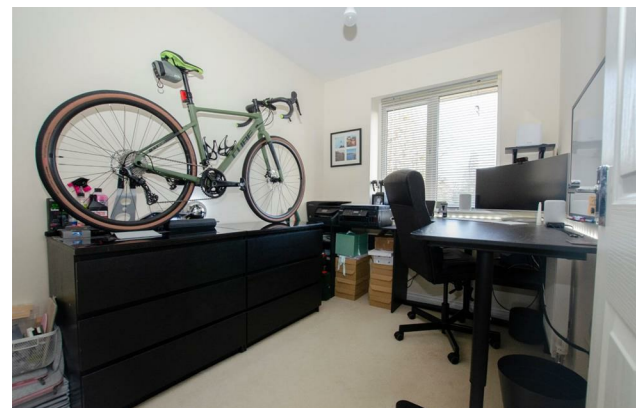
Front Garden:
Laid to lawn with mature shrub borders, path leading to front door. Car port providing off road parking for two vehicles.

Rear Garden:
A fabulous secluded rear garden siding onto woodlands, mainly to lawn with shrub borders, a patio and paved seating and entertaining area, panel fence surround, shed, side access gate. There is a side garden with scope and potential to extend (STPP).

Other Information:
Local Council: Southampton City Council
Council Tax Band:
Sellers Position: Suited
Local Primary School: Sholing Infant/Junior School
Secondary School: Oasis Academy Sholing



TOTAL FLOOR AREA: 1112 sq.ft. (103.2 sq.m.) approx.
We do not warrant that these measurements are accurate. All the Member's consented floor measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and the guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	88	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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