



Dean Road - £675,000

Stanford  
Est 2005





# 87 Dean Road, Bitterne Village, Southampton, SO18 6AQ

**Asking Price £675,000**

Stanford Estate Agents are delighted to present this truly exceptional four bedroom detached Georgian residence that was built in circa 1804. The property has been extensively, thoughtfully & carefully renovated throughout to the highest of standards & is being offered with no forward chain.

**ENTRANCE HALL:**

Smooth plaster ceiling. Stairs to first floor. Under stairs storage cupboard. Radiator.

**FAMILY ROOM: (12' 10" x 13' 11")**

Double glazed sash windows to front and side aspect. Coved & smooth plaster ceiling. Radiator. Feature fire place. Door to:-

**PLAY ROOM/UTILITY ROOM: (12' 10" x 8'0)**

Double glazed sash window to side aspect. Period feature fireplace. Storage cupboard. Door to:-

**LAUNDRY ROOM:**

Double glazed window to rear aspect. Textured ceiling. Low level flush WC and wash basin. Wall mounted boiler. Space and plumbing for washing machine and vent for tumble dryer.

**CLOAKROOM:**

Double glazed window to rear aspect. Low level flush WC and vanity wash basin with mixer tap and cupboard under.

**DINING ROOM: (12' 10" x 12'0)**

Open plan to kitchen. Double glazed window to side aspect. Feature fireplace. Textured ceiling with painted wooden beams. Built-in cupboards. Access to lounge, cellar and opening to the kitchen.

**KITCHEN: (13' 11"x 12' 10")**

Double glazed bay window to side aspect. Double glazed window to rear aspect. Double glazed door opening onto rear garden. Textured ceiling with painted wooden beams. Radiator. A range of base level units. Oak & Quartz work tops. Space for a range style cooker with extractor hood above. Butler sink with mixer tap above. Space for an American style fridge/freezer. Central island. Built in slide & hide electric oven & built in microwave.

**LOUNGE: (12' 10" x 13' 11")**

Double glazed sash windows to front and side aspects. Coved & smooth plaster ceiling. Radiator. Feature fireplace.

**FIRST FLOOR LANDING:**

Double glazed sash window to front aspect. Coved & smooth plaster ceiling. Hall with doors to all rooms.

**BEDROOM 1: (12' 10" x 14'0")**

Double glazed sash windows to front and side aspects. Coving & smooth plaster ceiling. Radiator. Door to:-

**EN-SUITE & DRESSING ROOM:**

Double glazed sash window to side aspect. Tin tiled ceiling. A range of fitted wardrobes. Freestanding bath with mixer tap above. Low level WC. Wash hand basin with storage cupboard below. Fully tiled shower. Radiator.

**BEDROOM 2: (12' 10" x 12' 10")**

Double glazed window to rear aspect. Coving & smooth plaster ceiling. Radiator.

**BEDROOM 3: (9' 8" x 14'0")**

Double glazed sash window to front aspect. Coved & smooth plaster ceiling. Wash basin with cupboard under. Radiator.

**BEDROOM 4: (9' 4" x 11' 11")**

Double glazed Velux window to side aspect. Coved & smooth plaster ceiling. Radiator.

**BATHROOM:**

Double glazed window to rear aspect. Coved & smooth plaster ceiling. Wash hand basin with storage cupboard below. Fully tiled shower. Low level WC. Airing cupboard. Part tiled walls.

**OUTSIDE:**

The property is set on a corner plot with established gardens. The front garden is enclosed via a holly hedge with a gate and pathway leading to the front door. The garden area has been laid to shingle with a variety of plants and shrubs. To the side, there is gated & secure access to a blocked paved driveway for multiple vehicles along with access to the double garage. The rear garden has a raised and tiled patio area with a veranda and steps leading down to an area laid to lawn. The garden is bordered with flowerbeds and enclosed via a wooden fence.

**OTHER INFORMATION:**

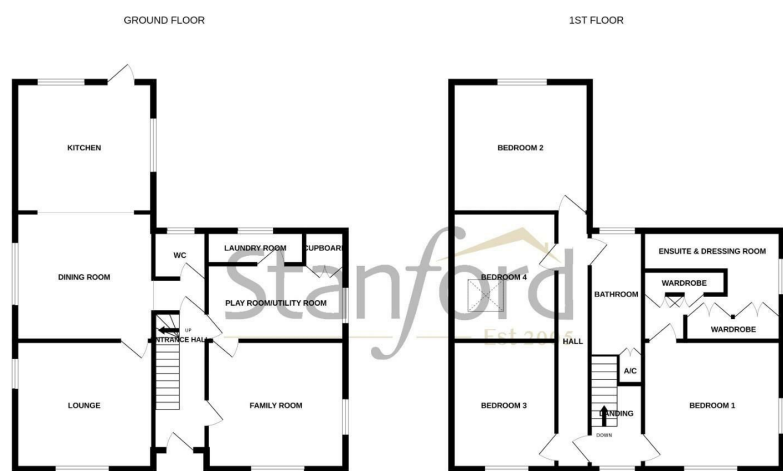
**LOCAL COUNCIL:** Southampton City Council

**COUNCIL TAX BAND:** Band E

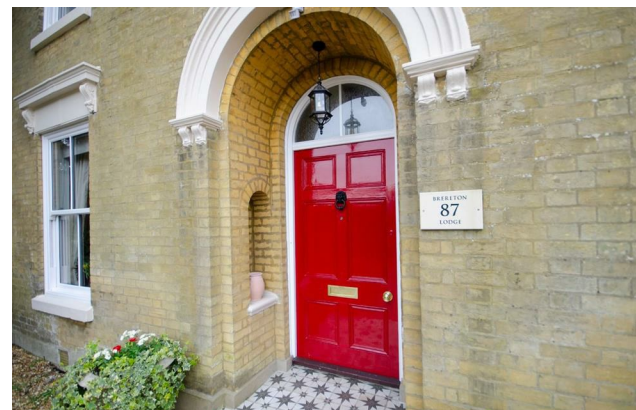
**SELLERS POSITION:** No Forward Chain

**INFANT/JUNIOR SCHOOL:** Bitterne CE Primary School

**SECONDARY SCHOOL:** Bitterne Park School



While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 for any prospective purchase. The metrics, systems and appliances shown here have been tested and no guarantee is to their quality or efficiency or use given. Made with Metaphor (2021)



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



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