





Stanford Estate Agents are delighted to present this impressive and absolutely stunning, four bedroom, detached home in the sought after area of Woolston. This fantastic property boasts a bright and airy 22ft open-plan kitchen/living space, 21ft summer house and a beautiful good sized garden. An internal viewing is highly recommended.

Directions

Entrance Hall:  
Smooth plaster ceiling to coving, stairs to first floor, radiator, wood flooring.

Sitting Room: (13'10" x 12'0)  
Smooth plaster ceiling to coving, double glazed bay window to front aspect, electric fireplace, carpeted flooring.

Kitchen/Diner: (22'3" x 11'6")  
Bright and airy room with two sliding doors and an electric Velux window, a range of stylish wall and base units with granite work surfaces, matching island in the middle, built-in appliances comprising dishwasher, microwave, 5 ring induction hob with extractor hood over, coffee machine, double oven and an instant boiling hot water tap, tiled flooring with underfloor heating.

Family Room: (10'10" x 10'3")  
Open-plan space to the kitchen/diner, electric Velux window and sliding doors to rear garden.

Shower Room: (6'9" x 6'9")  
Modern and stylish three piece suite comprising double width shower enclosure, low level WC, 'his and hers' hand wash basin, vertical heated towel radiator, smooth ceiling and electric Velux window.

Utility Room: (7'3" x 5'4")  
Smooth ceiling, wall and base units, tiled flooring, space for appliances, vertical heated towel radiator, door to side aspect leading to garage/workshop and side access.

Bedroom Four: (11'1" x 10'8")  
Smooth plaster ceiling to coving, built-in wardrobe, radiator, and carpeted flooring.

First Floor Landing:  
Smooth plaster ceiling, double glazed window to side aspect, access to loft.

Master Bedroom: (14'4" x 9'9")  
Smooth plaster ceiling to coving, radiator, double glazed bay window to front aspect, built-in wardrobes, wood flooring.

Bedroom Two: (12'4" x 10'10")  
Smooth plaster ceiling to coving, radiator, double glazed window to rear aspect, built-in wardrobes, wood effect flooring.

Bedroom Three: (9'1" x 7'11")  
Smooth plaster ceiling to coving, radiator, double glazed window to rear aspect, wood effect flooring.

Family Bathroom: (7'11" x 6'0)  
Stunning four piece suite comprising; freestanding bath with standing waterfall tap, separate shower cubicle, low level WC and hand wash basin, window to front aspect and vertical heated towel radiator.

Outbuilding: (21'7" x 15'5")  
Insulated with vaulted smooth ceilings, has previously been utilised as an annexe and a gym, carpeted floor.

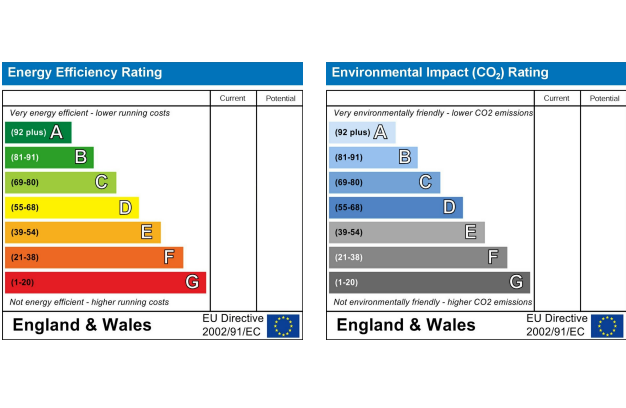
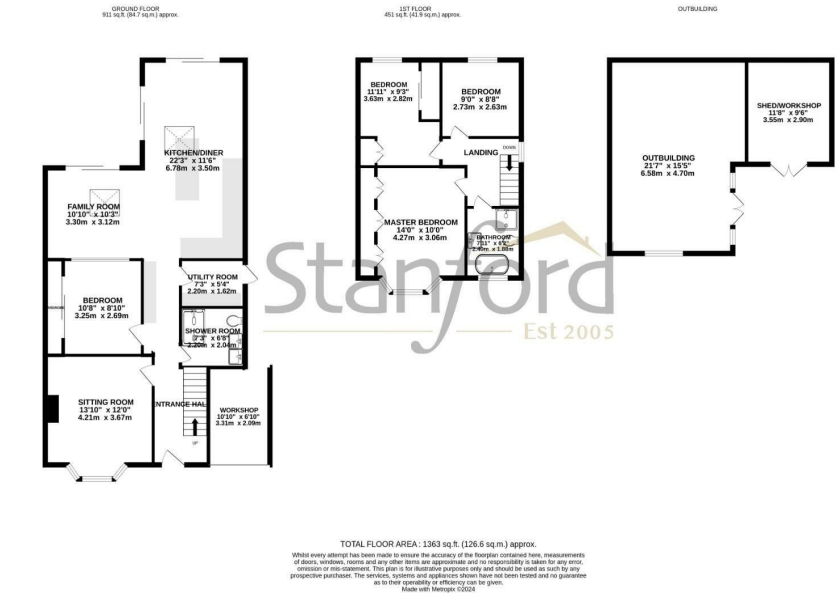
Storage Shed: (11'8" x 9'6")  
Insulated with power and lighting.

Workshop/Garage: (10'10" x 9'6")  
Electric roller door, side pedestrian access, power and lighting.

Front Garden:  
Electric gate leading to the gravel driveway providing off road parking for multiple cars, footpath leading to front door.

Rear Garden:  
Beautiful and low maintenance good sized enclosed garden with a paved seating area perfect for entertaining and al fresco dining, a hot tub, artificial grass and footpath leading to an outbuilding with composite decked area.

Other Information:  
Local Council: Southampton City Council  
Council Tax Band: D  
Sellers Position: Found A Property With No Forward Chain  
Local Primary School: Woolston Infant School  
Secondary School: School/Oasis Academy Sholing



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