

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.

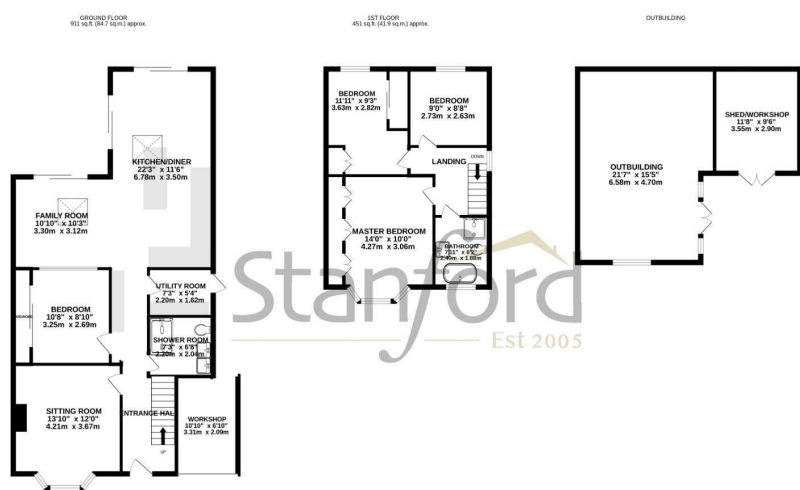
Storage Shed: (11'8" x 9'6")
Insulated with power and lighting.

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

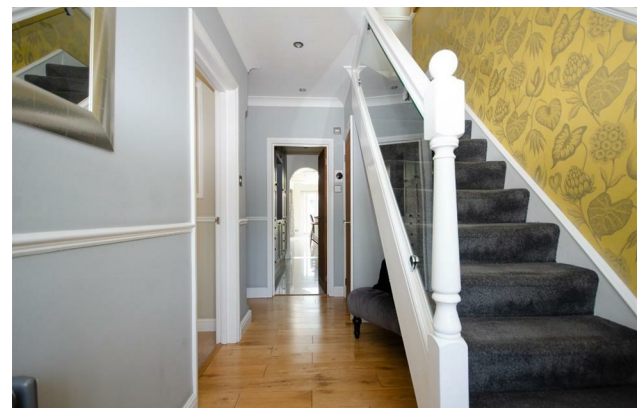
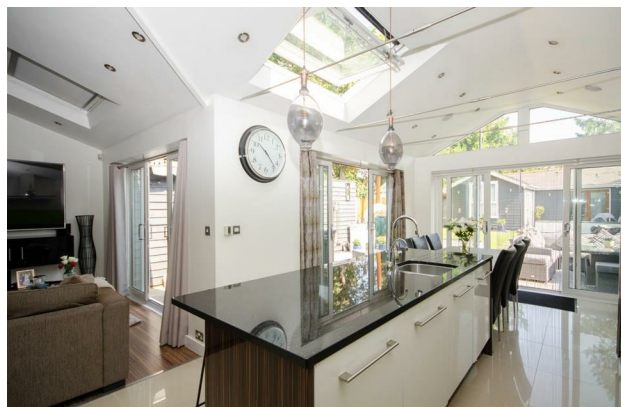
Front Garden:
Electric gate leading to the gravel driveway providing off road parking for multiple cars, footpath leading to front door.

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



TOTAL FLOOR AREA: 1363 sq ft (126.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors 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 here are not intended and no guarantee as to their quality or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 92 plus A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92 plus A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not environmentally friendly - higher CO ₂ emissions	

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