



Stanford Estate Agents are delighted to offer to the market this flexible and extended, three bedroom, detached bungalow in the popular location of Thornhill. Offering space throughout to include three double bedrooms, a light and airy sitting room, modern 12ft kitchen, 12ft shower room, large rear garden, garage and ample driveway parking.

Directions

Entrance Hall:
Access to loft via loft hatch, doors leading to all bedrooms, sitting room and shower room, radiator, various power points and laid to carpet.

Sitting Room: (10'11" x 10'10")
Double glazed window to side aspect, door leading to kitchen, radiator, various power points with the room being laid to carpet.

Kitchen: (12'9" x 9'2")
Well presented modern fitted kitchen with dual aspect double glazed windows and door leading to the driveway, fitted with a range of matching wall and base level units with rolled edge worktops, stainless steel sink and drainer with swan neck mixer tap over, integrated appliances consisting of an electric double oven and four ring gas hob with extractor over, space and plumbing for a washing machine and tall standing fridge/freezer with the room being laid to tiled effect vinyl flooring.

Master Bedroom: (11'5" x 10'11")
Double glazed window to front aspect, built-in wardrobes, radiator, various power points with the room being laid to carpet.

Bedroom Two: (10'11" x 10'11")
Double glazed window overlooking the rear garden, built in wardrobes, radiator, various power points with the room being laid to carpet.

Bedroom Three: (11'5" x 10'10")
Double glazed bay window to front aspect, radiator, television and various power points with the room being laid to carpet.

Shower Room: (12'10" x 5'9")
Obscured double glazed window to rear aspect, suite comprising large walk in shower enclosure, pedestal wash

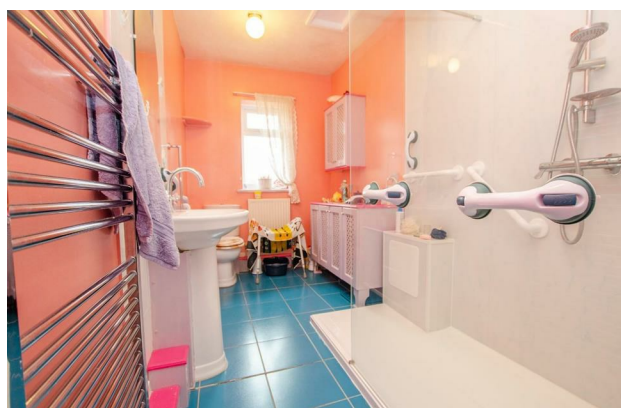
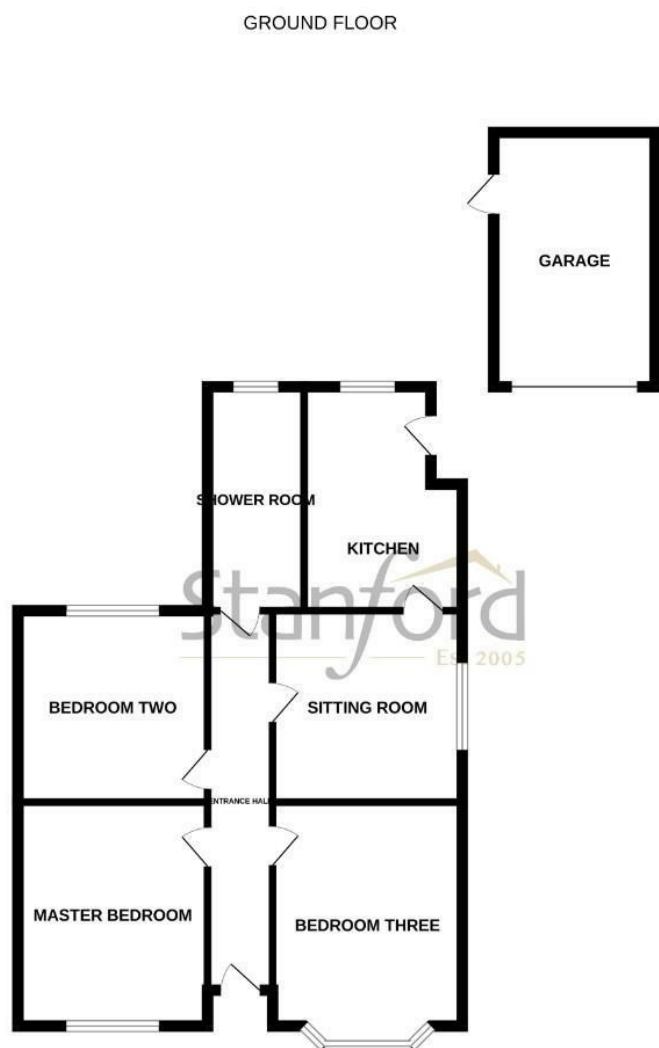
hand basin, low-level WC and chrome heated towel rail with the room being laid to tiled flooring.

Front Garden:
Mainly laid to attractive shingle with a brick paved driveway providing off-road parking for 2 to 3 vehicles and a pathway leading to the front door.

Rear Garden:
A generous sized private and enclosed easterly facing rear garden which has been mainly laid to lawn with mature shrub and hedgerow borders and a pathway leading to the gated pedestrian side access.

Garage:
Located to the side of the property with barn style doors.

Other Information:
Local Council: Southampton City Council
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Viewing: By Appointment



Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan ©2023

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.