



Stanford Estate Agents are delighted to offer for sale this extremely well presented detached family home, perfectly situated in this highly sought after cul-de-sac close to local schools, shops and amenities. This fantastic property offers spacious accommodation including three bedrooms, a 16ft bright and airy living room, conservatory, fitted kitchen/diner, upstairs family bathroom and downstairs cloakroom. Benefits include a secluded rear garden with feature pool and decked seating and driveway providing ample off road parking. We already have much interest on this great family home and internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Porch:
Wood effect flooring, double radiator, door to living room.

Cloakroom:
Low level WC, pedestal hand wash basin, part tiled walls, radiator, wood effect flooring, double glazed window to side aspect.

Living Room: (16'1" x 15'3")
Double glazed window to front aspect, radiator, wood effect flooring, stairs up to first floor landing, under stairs cupboard, door to kitchen/diner.

Kitchen/Diner: (15'3" x 9'5")
Modern range of fitted wall and base level units with rolled edge worksurfaces, stainless steel sink and drainer, electric ceramic hob and electric oven with extractor over, space and plumbing for a dishwasher, washing machine and fridge/freezer, part tiled walls, tiled flooring, radiator, double glazed window to rear aspect, sliding doors to conservatory.

Conservatory: (9'10" x 9'10")
Double glazed windows to all sides, tiled flooring, double glazed doors to garden.

First Floor Landing:
Access to loft space, airing cupboard, doors to bedrooms and family bathroom.

Principal Bedroom: (15'3" x 10'4")
2 x double glazed windows to front aspect, (stunning views across Southampton water), radiator, space for wardrobes, fitted cupboard.

Bedroom Two: (8'7" x 8'6")
Double glazed window to rear aspect, radiator, space for wardrobes, wood effect flooring.

Bedroom Three: (9'5" x 6'4")
Double glazed window to rear aspect, radiator, laid to carpet and space for wardrobes.

Family Bathroom:
Modern suite comprising panel enclosed bath with shower over, low level WC, pedestal hand wash basin, part tiled walls, radiator, double glazed window to side aspect, extractor fan.

Front:
Driveway providing ample off road parking, side access gate, access to front door.

Rear Garden:
Patio seating and entertaining space, laid to lawn, close boarded fencing surround, storage shed, side access gate, feature swimming pool with raised decked seating area.

Other Information:
Local Council: Southampton City Council
Council Tax Band: D
Local Primary School: Weston Shore Infant School/Ludlow Junior School
Secondary School: Weston Secondary School
Sellers Position: Looking To Purchase A Property



TOTAL FLOOR AREA: 897 sq. ft. (83.4 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, areas 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 not be used as a guide for any prospective purchaser. The intended, expected and approximate areas have not been used and no guarantee as to their quantity or efficiency can be given. [View on Zoopla](#)



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	

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	

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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.