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**WILMINGTON CLOSE
BITTERNE PARK
SOUTHAMPTON
SO18 2RD**

THIS APPEALING THREE BEDROOM DETACHED HOUSE WITH A GARAGE AND OFF ROAD PARKING BOASTS A VARIETY OF FEATURES WHICH, IN OUR OPINION, MAKES IT AN IDEAL HOME FOR FAMILIES AND COUPLES ALIKE. IT IS LOCATED IN A POPULAR RESIDENTIAL AREA WITH NUMEROUS LOCAL AMENITIES IN CLOSE PROXIMITY.

Offers Over £400,000 Freehold

The location of this lovely three bedroom detached home is a significant selling point. It is ideally situated for public transport links into the city and is in close proximity to local schools and amenities. The nearest schools include, Bitterne Park Primary and Bitterne Park Secondary Schools, Townhill Infant and Junior Schools and the Gregg Independent School. This convenience makes it an even more attractive choice for families and couples looking to settle down in an accessible locality. Bitterne Village is the closest shopping area where you will find a variety of shops, services and eating establishments.

Briefly, the ground floor accommodation comprises of an entry, hallway, living room, family room, kitchen breakfast room and a garage. On the first floor are three bedrooms and a family bathroom. Externally, there is a driveway providing off-road parking; there are gardens to the front and rear.

Don't miss out on the opportunity to make this house your new home. Call us today to arrange a viewing.



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3i standard.



Ground Floor

The spacious ground floor accommodation incorporates a handy entrance area with space to de-boot. A door leads to a hallway which provides access to the two reception rooms and the kitchen breakfast room.

The well-equipped kitchen has a rear elevation window with views towards the lovely garden, under which sits an inset stainless steel sink and drainer. The practical layout has a door into the garage from the breakfast area and doors opening onto the patio. The kitchen will prove popular with culinary enthusiasts and comprises of a comprehensive range of matching wall and floor mounted units with a rolltop worksurface over. There is the added benefit of a kitchen island. Appliances include an electric double oven with a four ring gas hob and extractor hood above, integrated dishwasher, space and plumbing for a washing machine and appliance space for an American style fridge freezer.



The main living room has a front elevation window allowing natural light into the space. The focal point of the room is a fireplace and surround with space for an electric fire, making this a lovely spot to gather or simply relax of an evening. Double doors open into the additional reception room. This additional room offers a versatile living space that could be used for a variety of purposes, such as a home office or playroom.





First Floor

The first floor features a lovely landing space with doors to all rooms, a linen cupboard and a front elevation window allowing an abundance of natural light into the area.

Bedroom one is a well-proportioned double with a front elevation window. Bedroom two is another spacious double room to the rear elevation. This room benefits from fitted wardrobes to one wall, offering a useful storage solution. Bedroom three, to the front aspect, offers a fitted cupboard.

The modern four-piece, family bathroom comprises of a panel enclosed bath, shower cubicle, wash hand basin with storage beneath and a concealed cistern WC.



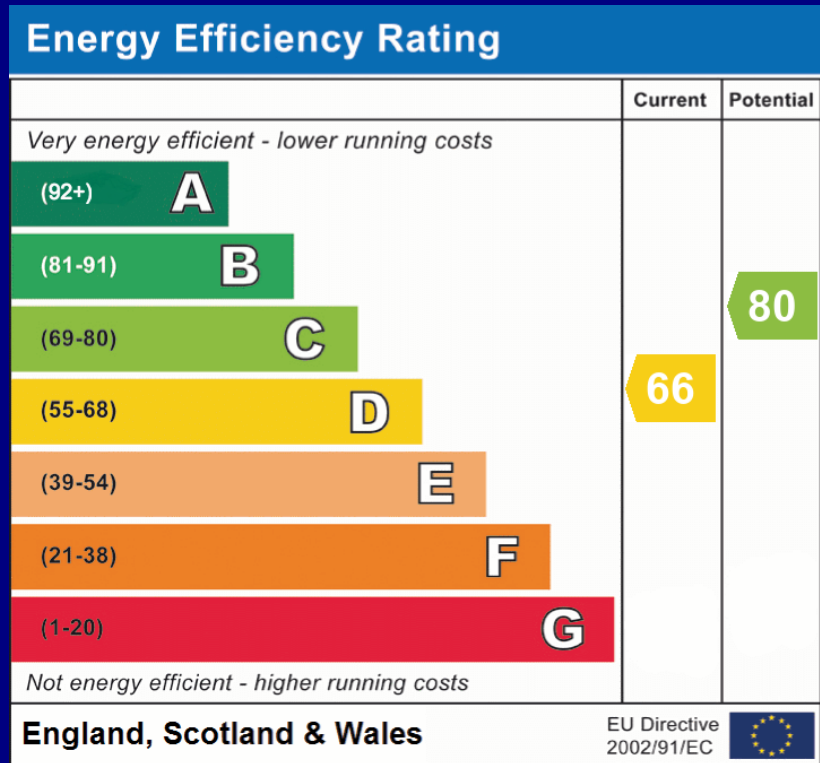




Outside

The outside of the property is just as appealing as the interior, boasting a front garden which is laid to lawn and a garage which is approached by a driveway providing off road parking for multiple vehicles.

The rear garden adds to the charm of the property, providing a lovely area for outdoor activities or enjoying a moment in the fresh air. It is mainly laid to lawn and is enclosed by timber panelled fencing. A substantial paved patio area, adjacent to the dwelling provides a beautiful spot for al fresco dining.



COUNCIL TAX BAND: E - Southampton City Council
UTILITIES: Mains gas, electricity, water and drainage.
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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.