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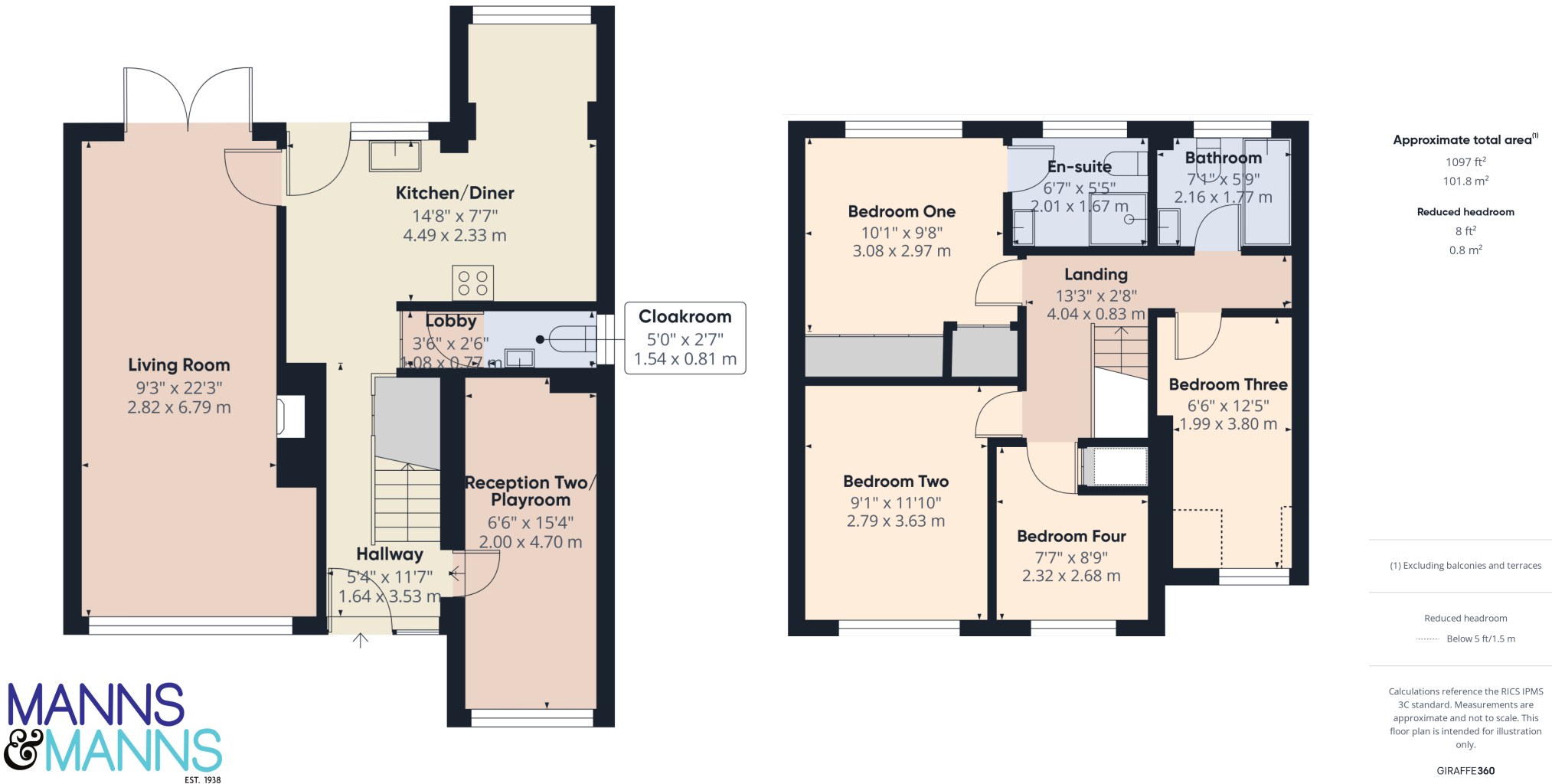
SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY SITUATED ON A CORNER PLOT IN A POPULAR RESIDENTIAL LOCATION. THE DWELLING OFFERS VERSATILE LIVING ACCOMMODATION, A GARDEN AND DRIVEWAY. NO FORWARD CHAIN.

£400,000 Freehold

This spacious and well-presented four bedroom detached property is situated on a corner plot and is neutrally decorated throughout. The dwelling offers versatile living accommodation perfect for meeting the demands of modern living. The ground floor boasts two reception rooms, a spacious kitchen diner and a cloakroom. On the first floor are four bedrooms, with an en-suite to the master, and a family bathroom. Outside, a driveway provides that all-important off-road parking and there is an enclosed garden.

Families will appreciate the choice of nearby schools and access to everyday amenities including shops, parks, and leisure facilities. Bitterne Village is the closest shopping area where you will find a variety of shops, services and eating establishments.

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





Ground Floor Accommodation

Upon entering the property, you are welcomed into the hallway offering space to de-boot. There are doors to principal rooms and stairs rising to the first floor, with an understairs cupboard. The well-proportioned living room runs the depth of the property and is perfect for relaxing at the end of a busy day. This room is light and airy with a window to the front elevation and French doors to the rear, opening onto the patio. The second reception room benefits from a front elevation window and is a lovely versatile space that would make a beautiful study, playroom or snug.

The spacious kitchen/diner is a fabulous social space with the dining area boasting a pretty porthole window and a rear aspect window offering views over the garden. The kitchen comprises a comprehensive range of matching wall and base units with a worksurface over. There is a built under electric oven, four ring gas hob with an extractor hood above, space and plumbing for a washing machine and further appliance space. A rear elevation window and door open out to the rear garden. A door from the kitchen allows access into the lobby area where you will find a cloakroom with wash hand basin and WC.





First Floor Accommodation

Ascending to the first floor, the landing presents doors to principal rooms and a loft hatch allowing access into the attic space. Bedroom one is a well-proportioned double room with a rear aspect window offering views over the garden. There is a fitted wardrobe and an airing cupboard. This bedroom boasts the added convenience of an en-suite comprising a shower cubicle, vanity wash hand basin and a WC.

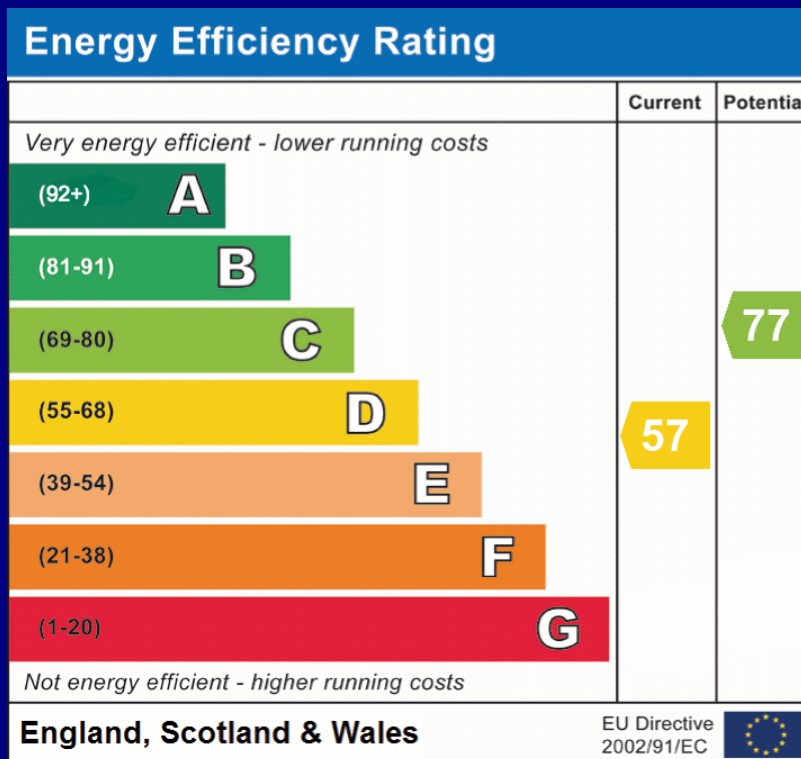
Bedroom two is another good-sized double room with a window to the front aspect looking over the driveway. Bedrooms three and four both offer front elevation windows, with bedroom four offering a built-in cupboard providing useful storage. The bathroom is fully tiled to the walls and comprises a panel enclosed bath, vanity wash hand basin and a WC.



Outside

The property is approached via a driveway offering off road parking. A pedestrian gate allows access into the rear garden. The rear garden is enclosed by timber fencing is predominantly laid to lawn. A pathway leads to a timber shed at the foot of the garden. The patio may be accessed from the kitchen or living room and offers a lovely space for al fresco dining.





COUNCIL TAX BAND: D - Southampton City Council. Charges for 2025/26 £2,266.44.

UTILITIES: Main gas, electricity, water and drainage.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055

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**1 & 2 Brooklyn Cottages
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Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNs AND MANNs.

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.