



**Three bedroom semi-detached house  
Offers Over £350,000**

**384 Bitterne road  
SO18 1DR**

**KINGS**  
ESTATES



384 Bitterne Road  
Southampton  
SO18 1DR



Kings estates are excited to bring to the market this extended semi-detached family home with three double bedrooms.

The family home is situated in the desired location of Bitterne Village, close to all amenities. The house is set back from the main road by the bus lane and is separated from the road by an extensive brand new block paved driveway with ample space for four cars.

On the ground floor of this spacious property is a lounge flooded with light from the bay window and with an open fire as a main feature of the room. To the rear of the property is a U-shaped open plan kitchen and dining room. The dining room also features a gas fire as a focal point and has oak wooden flooring that flows through from the light and airy hallway. Double patio doors lead from the dining room to a sheltered patio area, providing shade from the South facing garden, which is laid to lawn with flowerbeds either side and benefits from a garage/outhouse and charming pond. High fences have recently been installed to ensure privacy for the garden area. Access from the driveway to the rear of the property is possible via a newly installed and lockable solid gate construction.

The upstairs comprises three generous double bedrooms due to a double story extension, giving bedrooms 2 and 3 plenty of additional space. At the front of the house is the master bedroom which features a bay window, flooding the room with light. Adjacent to the master bedroom is a newly refitted stylish bathroom.

The sales are suited and chain above is complete, EPC: D Council Tax: B

Location crossing over the Itchen, and you may discover a Southampton that may not be familiar, yet still ticks the boxes for family living. Bitterne and Bitterne Park, like Highfield, have exceptional schooling. Bitterne Manor Primary, Bitterne Park Primary and Beechwood Junior are rated 'outstanding'. Bitterne Park secondary and sixth form is 'good' with 'outstanding' aspects, and Itchen College is 'good'

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#### Entrance hall

#### reception room

12'11" x 11'6"

#### Dining room

19'5" x 16'9"

#### Kitchen

16'11" x 7'3"

#### Family bathroom

#### Bedroom one

13'3" x 11'6"

#### Bedroom two

12'0" x 10'0"

#### Bedroom three

9'8" x 8'2"







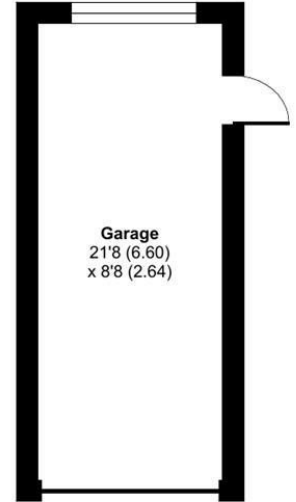
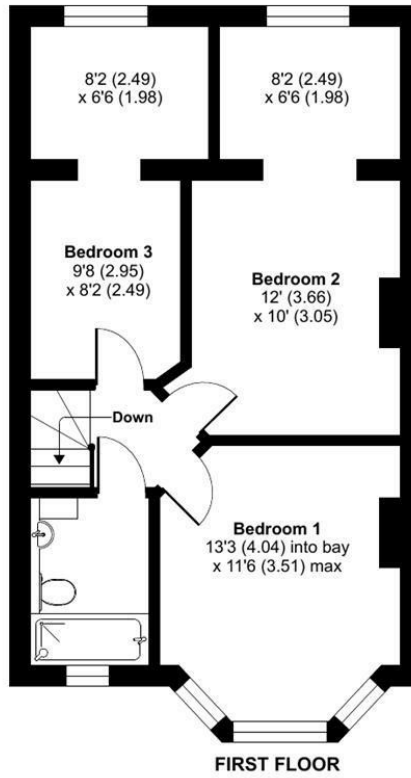
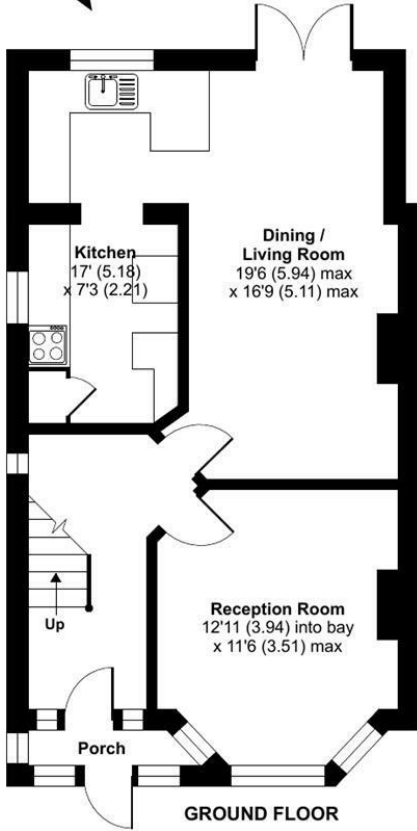
# Bitterne Road, Bitterne Village, Southampton, SO18

Approximate Area = 1132 sq ft / 105.1 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1324 sq ft / 122.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Kings Estates. REF: 1027203

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

## CONTACT

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