



Connells

Kathleen Road
Southampton



Property Description

A stunning and ultra-modern three-bedroom home situated on the sought-after Kathleen Road in Southampton, presented in immaculate, move-in-ready condition.

The property benefits from a private driveway and a beautifully designed open-plan kitchen and dining area, finished to a high standard with modern fittings and ample space for entertaining. Bifold doors open out onto a well-maintained garden, featuring a large patio seating area, a lawn, and a substantial concrete-built garage/shed.

A standout feature is the rear extension, currently used as an office and gym/reception room, offering excellent flexibility for modern living. This space is complemented by a stylish, contemporary shower room.

Upstairs, the property offers three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes, along with a sleek and modern family bathroom.

This exceptional home combines stylish interiors, versatile living space, and a fantastic location, making it an ideal choice for families or professionals alike.

Lounge

14' 8" x 12' 4" (4.47m x 3.76m)

Fireplace. Gas central heating radiator. Double glazed window to front aspect.

Kitchen / Dining Room

9' 7" x 19' 1" (2.92m x 5.82m)

Underfloor heating. Fitted fridge/freezer. Gas central heating radiator. Bi-fold doors. Double glazed window to rear aspect. Induction hob. Fitted dishwasher. Sink. Oven.

Downstairs Shower Room

3' 8" x 7' 5" (1.12m x 2.26m)

Walk in shower. Gas central heating radiator. Extractor fan. Spotlights.

Office

8' 8" x 6' 9" (2.64m x 2.06m)

Spotlights. Gas central heating radiator. Double glazed window to front aspect.

Reception Room

6' 9" x 17' 3" (2.06m x 5.26m)

Underfloor heating. Gas central heating radiator. Frosted french doors.

Bedroom 1

14' 9" x 12' 5" (4.50m x 3.78m)

Double glazed window to front aspect. Fitted wardrobe. Gas central heating radiator.

Bedroom 2

9' 7" x 11' 9" (2.92m x 3.58m)

Double glazed window to rear aspect. Gas central heating radiator. Wooden flooring.

Bedroom 3

6' 2" x 7' 5" (1.88m x 2.26m)

Double glazed window to front aspect. Gas central heating radiator. Herringbone flooring.

Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

Double glazed frosted window to rear aspect. WC. Vanity sink. Bath.

Garage/Shed

22' 5" x 13' 5" (6.83m x 4.09m)

Tin roof. Concrete blocks. Single glazed window.

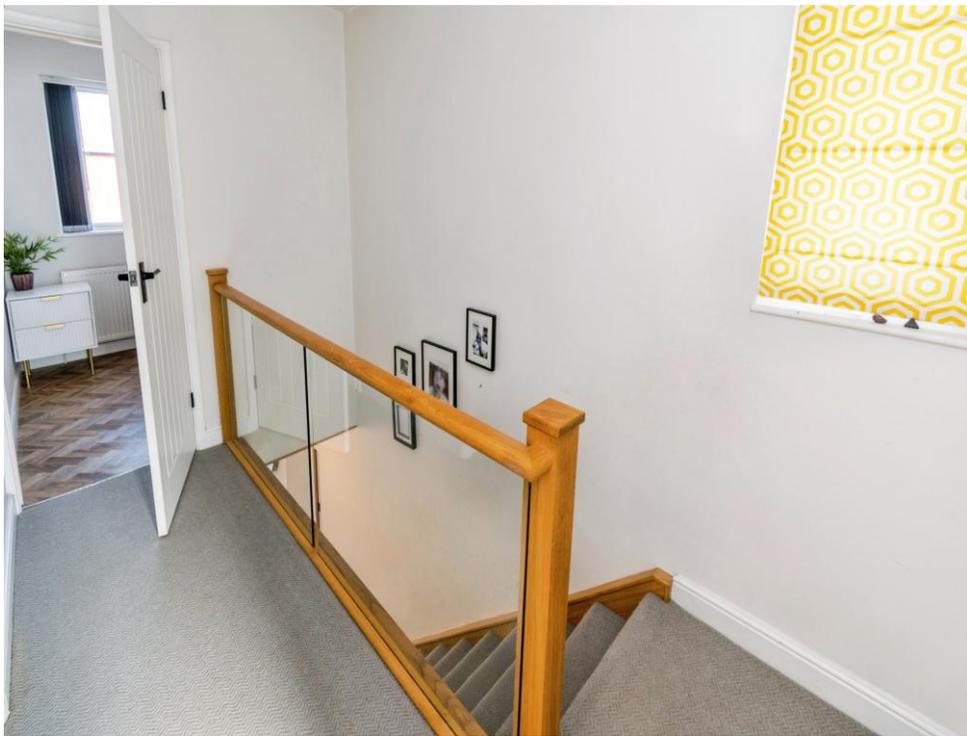
Outside

Driveway. Garden with large patio with seating area. Grass area.

KEY FEATURES

- Stunning ultra-modern three-bedroom home
- Sought-after Kathleen Road location
- Private driveway with off-road parking
- Open-plan kitchen/dining area
- Bifold doors leading to landscaped garden
- Versatile rear extension with shower room (office/gym/reception)
- Modern family bathroom and fitted wardrobes to main bedroom
- Large concrete-built garage/shed for additional storage









Total floor area 98.3 m² (1,058 sq.ft.) approx

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Connells

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T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
 SOUTHAMPTON SO18 6TG

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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