



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £310,000 - £320,000

Wide Lane,  
SO18 2HN

EPC Rating 'TBC'

### DESCRIPTION

Charles Carr are delighted to present this unrivalled Semi- Detached house which has been finished to a high specification throughout. Offering three double bedrooms, downstairs W/C and utility room. Other benefits include off road parking, integral garage and private rear garden. The bathroom has been recently refitted and the house needs to be viewed to be appreciated.

### DOWNSTAIRS

The entrance hall is a bright and airy room, set with hard wood flooring, there is a door leading to a downstairs W/C which is set with a low level W/C and wash basin, there is also a double glazed window to the side aspect.

The lounge is set to the front of the property and has a double-glazed window to the front elevation. Redecorated by the current owners with a warm and inviting log burner and feature wooden mantle.







The kitchen/ diner stretches the full length of the house and is divided into two areas by a breakfast bar. The kitchen is set with high gloss eye and base level units with complimentary work surfaces over. Benefits include a wide array of cupboard space, an inset sink with drainer unit, space for a dishwasher and wine cooler under. There is also an inset oven with hob and extractor over. Offering feature tiled splash backs and double-glazed window to the rear garden. The dining area is set with a double-glazed sliding door to the rear garden and there is a wall mounted electric fire. There is ample room for a dining table, the room is set with a tiled floor.



To the right-hand side of the stairs is a door leading to the utility room, this is set with eye and base level units with work surfaces over. There is also space for a tumble dryer. There is an additional area of under stairs storage and a door leads through to the garage.

### FIRST FLOOR

The landing is angled and makes the most of the space available, there is a stairwell window to the front elevation and a double door storage cupboard.

Upstairs the property boasts three double bedrooms and a refitted bathroom which is set with a three-piece suite to include; low level W/C, wash basin with backlit mirror. There is also a panel enclosed bath with is set with a screen and shower over. Decorated with neutral tiling to create a fresh and clean room.



### OUTSIDE

To the front of the property there is a shingle driveway providing ample off-road parking. The garage is accessed via up- and- over door and there are wrought iron gates leading to the front door. The front garden is edged via a raised bed, edged by sleepers to create a well-presented flower border. The rear garden is enclosed by wood panel fencing, there is a raised patio area from the sliding doors. The garden is mainly laid to lawn and is enclosed by flower and shrub borders. There is also a wooden garden shed with power.

### LOUNGE

12' 2" x 12' 2" (3.71m x 3.71m)

### KITCHEN/ DINER

23' x 12' 9" (7.01m x 3.89m) Max

### MASTER BEDROOM

12' 4" x 12' 2" (3.76m x 3.71m)

### BEDROOM TWO

12' 1" x 12' 1" (3.68m x 3.68m)

### BEDROOM THREE

10' 8" x 9' 1" (3.25m x 2.77m)

Tenure: Freehold

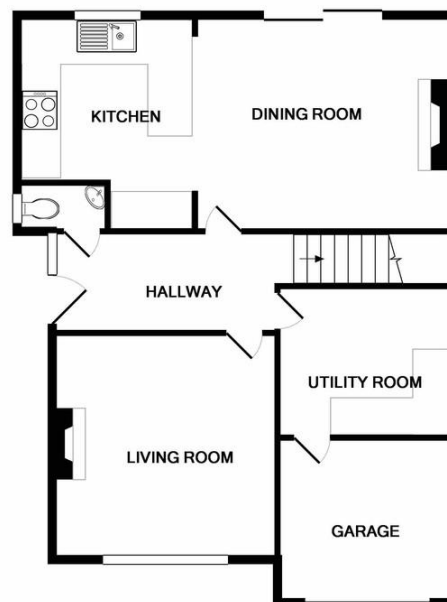
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Council Tax Band: TBC

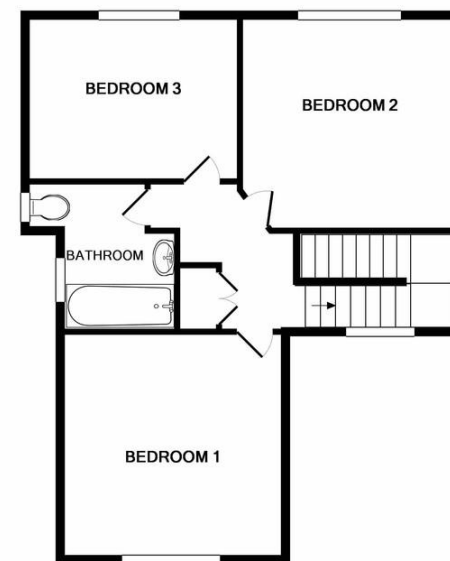
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Local Authority: Southampton City Council

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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