



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price Of £480,000-£490,000

Dean Road,
Bitterne,
Southampton,
Hampshire
SO18 6AS

DESCRIPTION

Charles Carr are proud to present this distinguished detached home, set in the popular location of Bitterne Village. Lovingly restored by the current owners, this house is set in a generous plot. Upstairs the property promotes four bedrooms with family bathroom and en-suite. Downstairs the property boasts a good sized kitchen, two reception rooms, garden room, separate utility and downstairs W/C. The property has been extended and needs to be viewed to be appreciated.

APPROACH

The front of the property is accessed via double driveways either side with dropped kerbs. The garden is enclosed by hedgerow and provides off road parking for 2/3 vehicles. The property is accessed via a storm porch with UPVC composite front door leading to:

ENTRANCE HALL

Benefits from a skimmed ceiling with feature architrave and archways, wood effect laminate flooring, wall mounted radiator, stairs leading to the first floor with understair storage. Door provide access to all key rooms.

DINING ROOM

12' 4" x 12' 0" (3.77m x 3.68m)

Set to the front of the property. Benefits from a skimmed and coved ceiling and double glazed sash window to the front aspect. Set with a feature restored wrought iron fireplace with tiles, feature hearth with wooden surround, wood effect laminate flooring, storage cupboard.





INNER HALLWAY

Provides access to downstairs WC and utility room. Benefits from a skimmed and coved ceiling, wall mounted radiator.

Door leading to:

DOWNSTAIRS WC

Benefits from heated towel rail, low level WC, pedestal wash basin, tiling to principle areas, feature electric mirror.

UTILITY ROOM

8' 10" x 7' 0" (2.7m x 2.14m)

The room is dual aspect room with windows to the side and rear. Set with a skimmed and coved ceiling, wood effect laminate flooring, base level cupboards with wooden worktops, inset sink, metro style tiles to principle areas. Space and plumbing for washing machine, space for tumble dryer. Additional cupboard to house the ironing board and wall mounted radiator.

LOUNGE

21' 9" x 12' 5" (6.65m x 3.8m)

The lounge is a feature room and benefits from a coved and textured ceiling, double glazed sash window to the front aspect, feature electric fireplace, wall mounted radiators, wood effect laminate flooring, wall mounted lights. Door provides access to:

GARDEN ROOM

15' 8" x 6' 7" (4.79m x 2.01m)

Triple aspect windows to side and rear aspects, double glazed doors opening to the decked area. Double doors provide access to:

KITCHEN

13' 2" x 12' 2" (4.02m x 3.73m)

Benefits from a skimmed and coved ceiling, double glazed window to the rear aspect. Featuring: a range of eye and base level units with complimentary work surfaces over, eye level oven, gas hob with extractor over, inset sink with drainer unit, space for fridge, dishwasher and American style fridge/freezer. Metro style tiles to principle areas, wall mounted radiator.



LANDING

Benefits from a skimmed ceiling with loft hatch (not inspected), double glazed sash window to the rear aspect with garden views. Doors provide access to all key rooms.

MASTER BEDROOM

12' 0" x 10' 1" (3.66m x 3.08m)

Benefits from a skimmed and coved ceiling, double glazed sash window to the front aspect, wall mounted radiator, recently fitted carpeted floor, full length wardrobes with a variety of hanging rails and shelving. Door opens to:

EN-SUITE

8' 9" x 5' 10" (2.68m x 1.78m)

Benefits from a skimmed ceiling with ceiling extractor, double glazed obscure window to the rear aspect. Featuring: double shower unit with rain effect shower over and hand held shower, Jack and Jill sink units, low level concealed WC, tiled floor, tiling to principle areas, electric wall mounted mirror, heated towel rail, fitted storage cupboard.

BEDROOM 2

11' 11" x 9' 1" (3.65m x 2.79m)

Benefits from a coved and textured ceiling, double glazed sash window to the front aspect, space either side of the eaves for storage currently set with hanging rails and shelving via two double door wardrobes with drawers under, wood effect laminate flooring, wall mounted double radiator.

BEDROOM 3

10' 4" x 9' 5" (3.16m x 2.89m)

Set to the rear of the property. Benefits from double glazed sash window to the rear aspect with garden views. Set with a skimmed and coved ceiling, wall mounted radiator, wood effect laminate flooring.



FAMILY BATHROOM

8' 9" x 6' 2" (2.67m x 1.89m)

Recently refitted and set with a skimmed ceiling with ceiling mounted extractor, double glazed obscure window to the rear aspect. Benefits from: Inset sink with vanity unit under, concealed low level WC, panel enclosed bath with waterfall tap and rain effect shower over, hand held shower, glass screen, tiling to principle areas, tiled floor, heated towel rail, fitted storage cupboard.

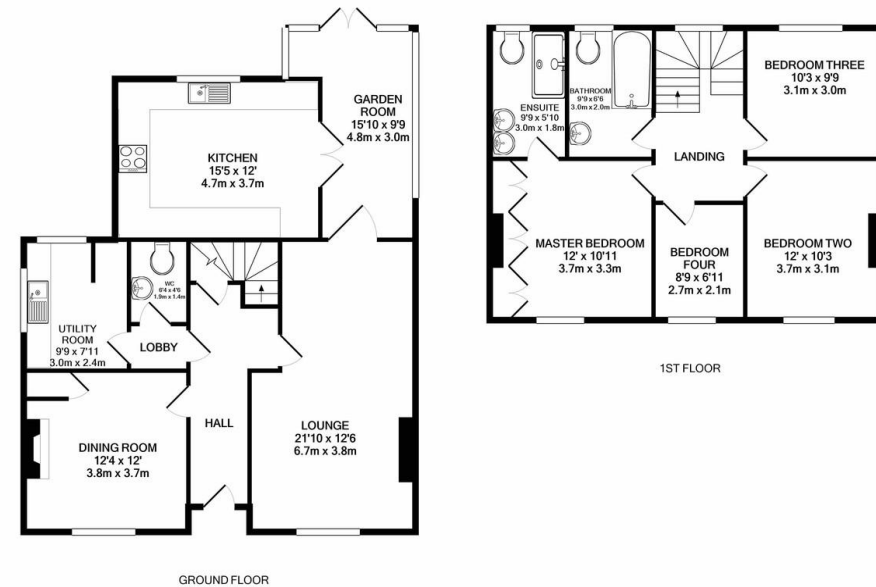
BEDROOM 4

8' 6" x 5' 6" (2.6m x 1.7m)

Benefits from a coved and textured ceiling, double glazed sash window to the front aspect, wood effect laminate flooring, wall mounted double radiator.

REAR GARDEN

From the back door there is a decked area and this has steps down to an area where the hot tub is located, this is included in the sale. There is also an area of hard standing which has double gates to the side access. The top area of the garden is predominantly laid to lawn and there is a patio area and pathway edged by flower and shrub borders. There is also a wooden constructed outbuilding with power and lighting. A path leads down to an enclosed and private part of the garden. Here there is another outbuilding which has power, lighting and double glazing. The bottom part of the garden is predominantly laid to lawn furnished with flowers and trees. There is also a final outbuilding which is currently set up as a bar, additional storage shed and child's wendy house.



GROUND 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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