



40 Dell Road
Bitterne Park
SO18 1QS



40 Dell Road
Bitterne Park
SO18 1QS

£425,000

INTRODUCTION

A charming detached four bedroom bungalow set along this popular road within Bitterne Park, within catchment for the popular Bitterne Park school and with the additional benefit of an attractive landscaped rear garden and off road parking for several vehicles.

The property itself has undergone an extensive high specification refurbishment and offers; a spacious entrance hall, open plan lounge diner/kitchen, four well proportioned bedrooms and a modern family bathroom.

An exceptional home which must be viewed early to avoid disappointment.



INSIDE

Approached via a driveway there is then a covered entrance porch leading to a double glazed front door which leads through to a well proportioned and beautifully presented entrance hall laid to individual ceramic tiles, with doors leading to all accommodation.

The charming lounge has a feature bay window overlooking the front garden, and an attractive hexagonal window to one side with patterned glass and leaded light effect, there is a wonderful inset fireplace used as a feature log store, TV point and various power points with light wood effect flooring which continues through a wonderful circle shaped opening into the dining room. The dining room offers space for a dining table and chairs and freestanding storage, with a radiator to one wall, spot lighting and chrome light switches.

The modern open plan design then leads through to the beautiful kitchen, which has dual aspect double glazed windows to both the rear and side, the kitchen itself was installed just two years ago and fitted with a range of high gloss wall and base units with Quartz worktops and integrated appliances including, an electric oven, gas hob with extractor over, integrated microwave, fridge, freezer, dishwasher and washing machine.



There is a single bowl stainless steel sink with drainer, spotlighting and wood effect flooring. A double glazed door to the side leads out onto the wonderful rear garden

There are three bedrooms with the master bedroom currently using what would be the fourth bedroom space as a dressing area (this could easily be reconfigured to provide the fourth bedroom). The wonderful master has a feature bay window to the front giving the room a light and airy feel, with wood effect flooring and an opening to one end which leads to a walk in dressing area. Bedrooms two and three both overlook the rear garden and are good size double rooms.

The contemporary bathroom has been newly fitted and boasts a feature aquarium, comprising of a shaped bath with modern shower

screen and shower over, wash hand basin set in vanity unit and low level WC, the room has been fully tiled and has spotlighting and a heated towel rail.

OUTSIDE

To the front of the property there is a wonderful frontage mainly laid to lawn with planted borders, with a driveway to the side leading to a set of gates which in turn lead through to a mature south westerly facing rear garden with decked seating area for alfresco dining and adjacent lawned area.

The garden is tiered and has been cleverly landscaped to make the very most of all of the space on offer. In addition the garden is well stocked with a variety of flowers, shrubs and even its own apple tree.

SERVICES

Gas, water, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Southampton City Council – Band C

Awaiting EPC

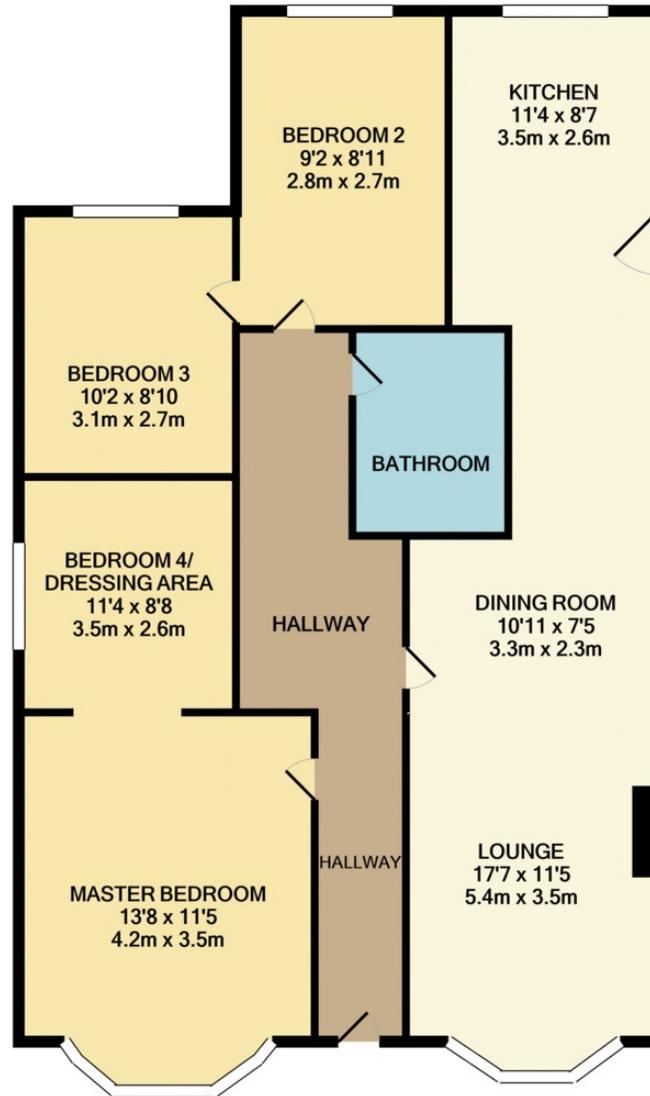
T:02382 022192

5 West End Road, Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W: whiteandguard.com

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.



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
Made with Metropix ©2021



Zoopla
rightmove



Best Agent
REGIONAL AWARD WINNER 2014



Best Agent
REGIONAL AWARD WINNER 2015



Best Agent
REGIONAL AWARD WINNER 2016



Best Agent
REGIONAL AWARD WINNER 2017



Best Agent
REGIONAL AWARD WINNER 2018



Best Agent
REGIONAL AWARD WINNER 2019