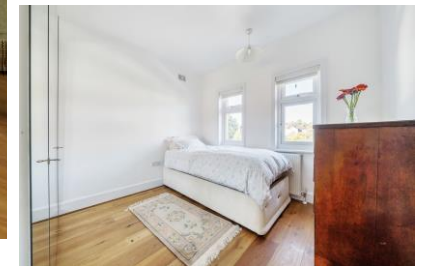




Belle Moor Road, Southampton, Hampshire, SO15 7RA

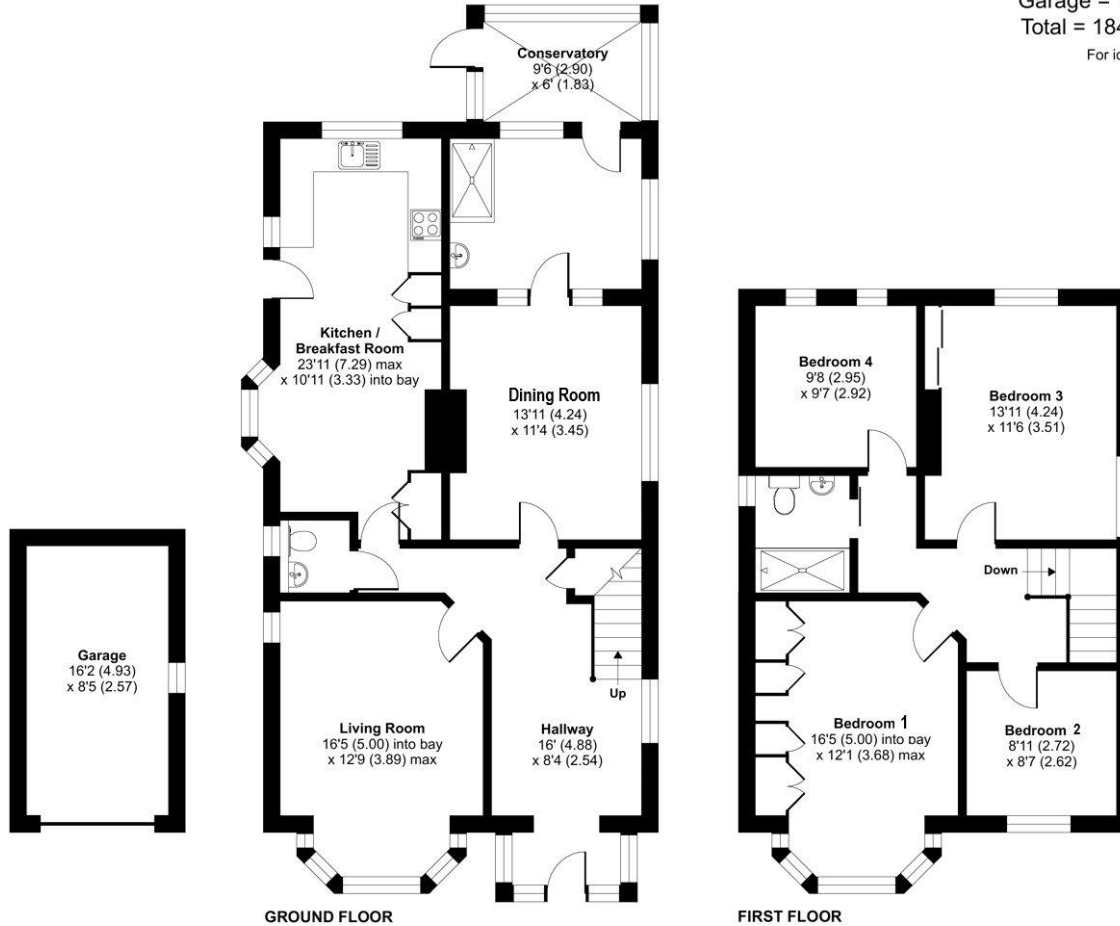


ACCOMMODATION

Introducing an impressive and spacious four-bedroom detached house nestled within the desirable Bellemoor Road in the highly sought-after Upper Shirley location. This exceptional property offers an array of fantastic features, and has been recently modernised to a high standard with all new bathrooms and wall to wall solid oak flooring, making it a dream family home to move straight into. Upon arrival, you'll be greeted by an expansive driveway, providing ample parking space for multiple vehicles. A standout feature is the garage with an electric door, ensuring both convenience and security. Step inside, and you'll be immediately struck by the expansive hallway. At the front of the property is the spacious living room with feature bay window. The heart of the home is the beautifully designed modern kitchen/breakfast room, recently renovated with granite worktops, perfect for both everyday meals and entertaining guests. This space seamlessly combines functionality and aesthetics, making it a central hub for family life. A dining room, downstairs shower room and W/C complete the ground floor accommodation. The property boasts a total of four generously sized bedrooms, with the scope to use the downstairs dining room as a further bedroom if required, offering ample space for a growing family or accommodating guests. All of which are served by the modern family shower room. Outside, an established rear garden adds to the property's charm. Location-wise, Bellemoor Road provides excellent proximity to Southampton City Centre, ensuring you're never far from shopping, dining, and entertainment options. Additionally, the nearby Southampton Common is only a few moments away and offers a picturesque escape for leisurely strolls and outdoor recreation.



Approximate Area = 1706 sq ft / 158.5 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1843 sq ft / 171.2 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). ©nlschem 2023. Produced for Charters Estate Agents Limited. REF: 1030039



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Four bedrooms
- Two bathrooms
- Open plan kitchen/ breakfast room
- Garage
- Spacious family home
- Conservatory
- Upper Shirley location
- Close to schools
- Fully renovated



LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

GUIDE PRICE

Offers Over £599,950

TENURE

Freehold