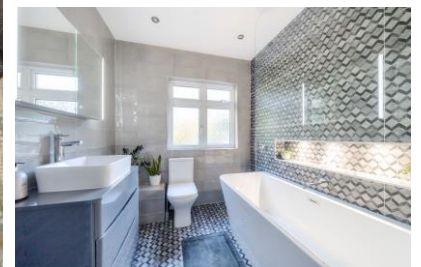




Mousehole Lane, Bitterne, Southampton, Hampshire, SO18 4TD



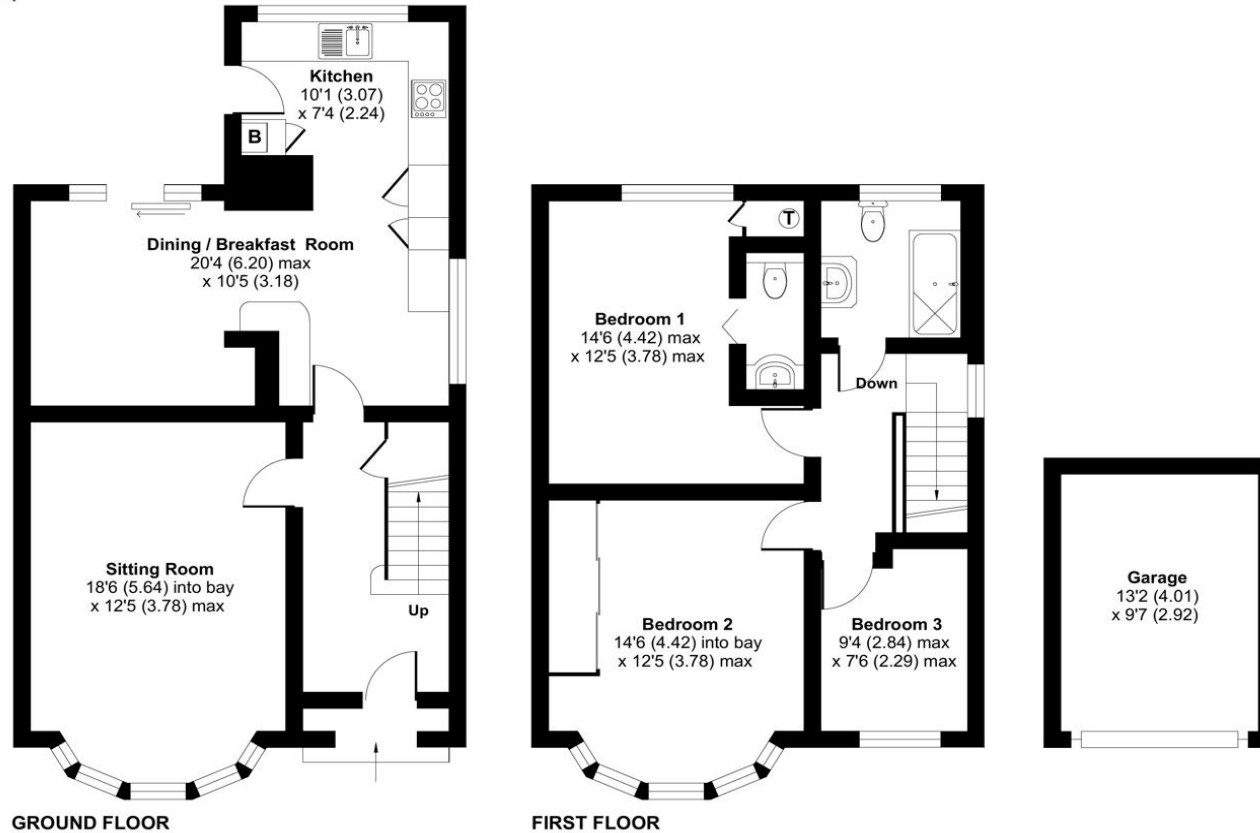


## ACCOMMODATION

This detached family home, offering versatile accommodation, can be found set back from the road with plenty of driveway parking and a detached single garage. The ground floor offers a large open entrance hallway leading to the cosy separate front sitting room with a feature fireplace and beautiful bay window. The kitchen/dining/breakfast room at the rear of the property is the real hub of the home, a perfect area for entertaining with friends and family, with sliding doors out onto the rear garden as well as offering ample storage space and plenty of worktop space. Upstairs, the first floor continues to impress, with three bedrooms, with the principal bedroom benefitting from its very own cloakroom en-suite w/c and wash hand basin. Bedroom two boasts beautifully fitted wardrobes, perfect for storage and all bedrooms are served by the well-presented 'spa'throom. Externally, the generous sunny garden is attractively landscaped and with a patio area perfect for al fresco dining, mainly laid to lawn, tree lined, with an array of mature shrubs as well as a useful garden shed. Positioned to the front of the home is driveway parking for multiple vehicles and a single detached garage.



Approximate Area = 1234 sq ft / 114.6 sq m  
 Garage = 127 sq ft / 11.7 sq m  
 Total = 1361 sq ft / 126.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1055042



## 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. Premier 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**

- Detached family home
- Versatile living accommodation
- Popular residential location
- Open plan kitchen/dining/breakfast room
- Three bedrooms
- En-suite cloakroom to principal bedroom
- Stunning family bathroom
- Rear garden
- Ample driveway parking and a single garage

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: D

#### **GUIDE PRICE**

Asking Price £415,000

#### **TENURE**

Freehold