



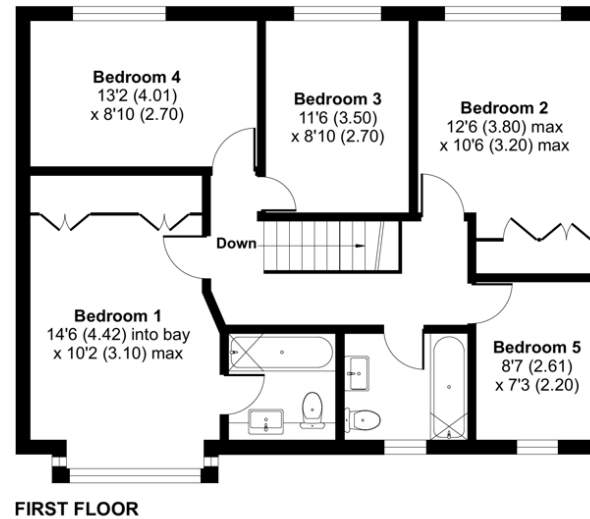
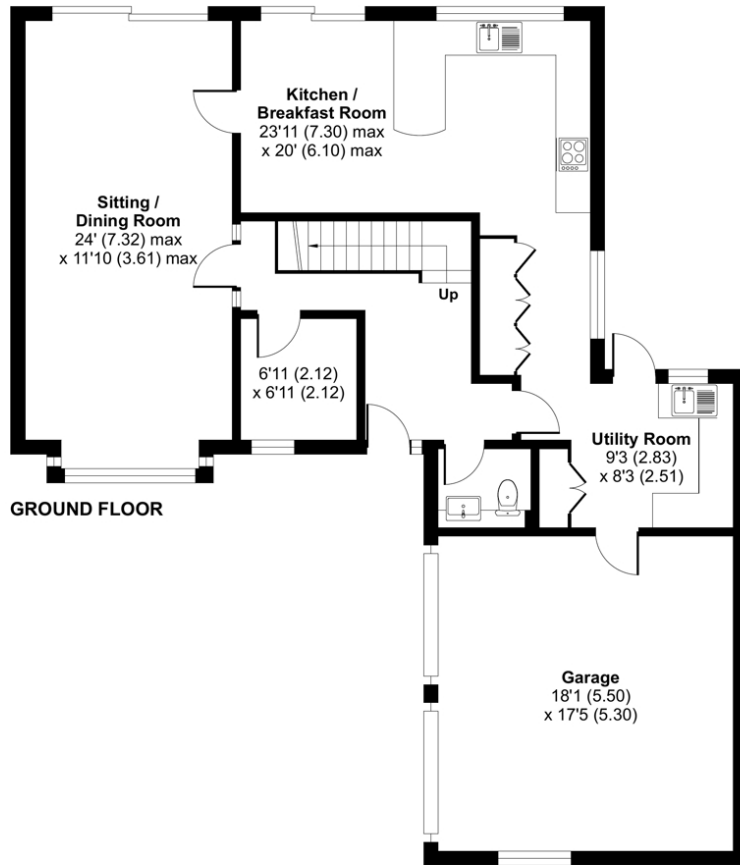


ACCOMMODATION

This superb detached family home positioned within the highly sought-after area of Ullswater Avenue is conveniently situated within a small en-clave. The spacious and well-presented accommodation comprises of a welcoming and spacious entrance hallway guiding you to all that is on offer. A well suited office/study room, convenient for those who work from the home. The generously sized living room offers a fantastic space to retreat to with the family along with dual aspect and french doors out to the garden allowing an abundance of light to stream throughout the room. The main hub of the home is the kitchen/dining room, beautifully designed providing ample wall and base storage units including space for a sizeable dining table and breakfast bar making it perfect for social gatherings, a useful separate utility/boot room with space for all the necessary appliances and internal access to the garage. The downstairs cloakroom completes the ground floor accommodation. Upon the first floor, there are five well-proportioned bedrooms, with the principal bedroom boasting a three-piece en-suite three-piece bathroom. A further stylish family bathroom is located off the delightful landing space servicing all the additional guest bedrooms. Externally, the private rear garden features two patio seating areas, with the rest of the garden mainly offers laid to lawn and side access. To the front of the property is off-road parking and a double garage perfect for additional storage and vehicle parking.



Approximate Area = 1691 sq ft / 157.1 sq m
 Garage = 305 sq ft / 28.3 sq m
 Total = 1996 sq ft / 185.4 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	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Charters Estate Agents Limited. REF: 1236843



SITUATION

West End has proved to be a popular residential area on the east side of the city with local shops found nearby in the precinct. More extensive facilities, including the West Quay shopping mall are found in the city centre together with popular bars, restaurants and cinemas. The Royal Victoria country park at Netley Abbey offers panoramic views of Southampton Water and the yachting havens of Bursledon, Warsash and Hamble are a short drive away. Access points to the M27 and M3 motorway networks are nearby allowing access to regional towns and cities with a variety of schools for all ages found within the vicinity.



SPECIFICATION

- Five Bedroom Detached Family Home
- Double Garage And Off Road Parking
- Large Kitchen and Dining Room
- En-Suite To Main Bedroom
- Large Sitting Room with Dual Aspect
- Conveniently Located Within Walking Distance to Local Amenities
- Great School Catchments for All Age Groups

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band F

GUIDE PRICE £575,000

TENURE

Freehold