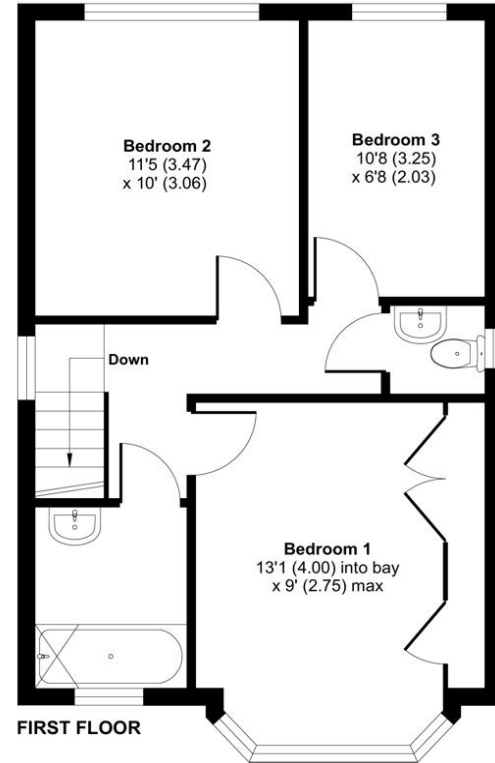
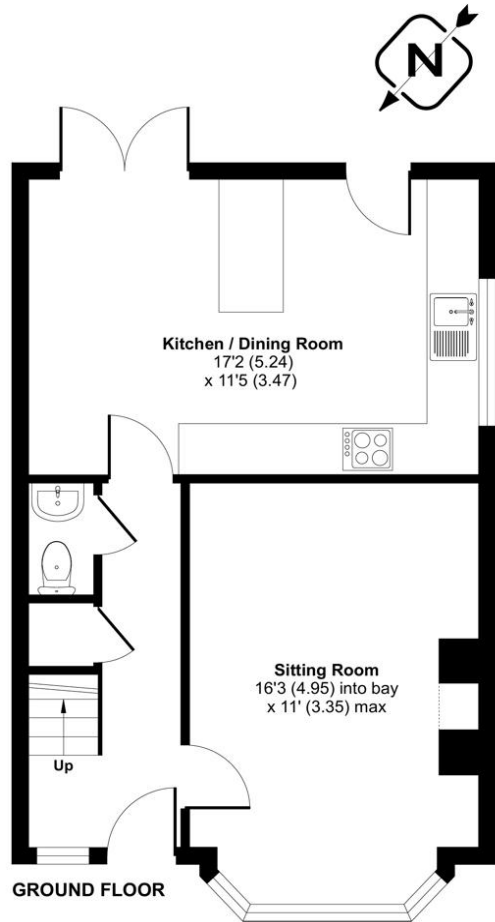
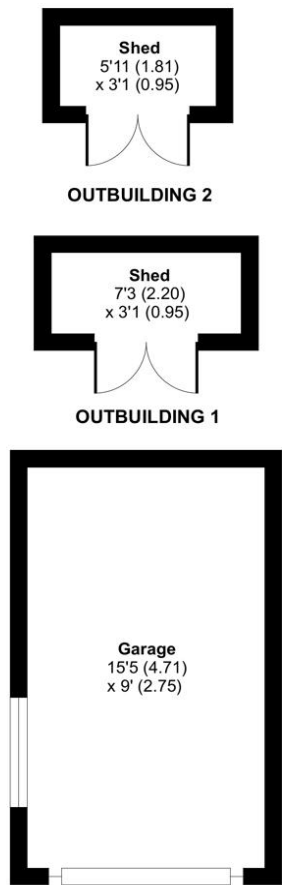






## ACCOMMODATION

An impressive three-bedroom detached family home offering great character with a modern finish throughout positioned on one of Bitterne most sought-after roads, Taunton Drive. The tastefully decorated home includes a welcoming entrance hallway, leading to the well-proportioned front sitting room with a large bay window allowing an abundance of natural light to stream through, along with a beautiful woodburning stove making it perfect to retreat on a cosy evening. Leading off the hallway is a well-appointed kitchen/dining room providing double french door access to the southerly facing garden and a sleek finish with shaker style storage units, ample worktop surface areas and a breakfast bar creating an excellent social space for family and friends to enjoy. A useful downstairs w/c completes the ground floor accommodation. Up to the first floor, a landing leads to three well-proportioned bedrooms, with the principal boasting a lovely bay window with an abundance of space for wardrobes. All bedrooms are served by a neat family bathroom including a shower over the bath with a separate w/c for added convenience.



Approximate Area = 914 sq ft / 84.9 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Outbuildings = 41 sq ft / 3.8 sq m  
 Total = 1094 sq ft / 101.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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: 1263980

### SITUATION

Bitterne is a popular residential area located on the east side of the city with an extensive array of shops found at the precinct. The city centre is two miles distant and features attractive central parks and offers major high street facilities together with West Quay shopping mall. Excellent recreational opportunities are found at Bitterne Leisure Centre, Riverside park and Manor Farm country park whilst Royal Victoria country park at Netley Abbey has stunning views of Southampton Water. Regular buses pass nearby serving all parts of the city and the local railway station is found within the vicinity. The yachting havens of Bursledon and Hamble are a short drive away and a wide variety of renowned pubs and restaurants are located within the general area.



#### **SPECIFICATION**

- Delightful Detached Three Bedroom House
- Driveway Parking for Multiple Vehicles
- Detached Single Garage
- Sunny Aspect Rear Garden
- Generously Sized Patio Area
- Well Appointed Kitchen and Dining Room
- Three Well-Proportioned Bedrooms
- Wood Burning Stove in The Living Room

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band D

**Offers over £400,000**

#### **TENURE**

Freehold