

# Austin & Wyatt

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**North Baddesley, Southampton, Hampshire, SO52**



**Offers over 300,000**

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AUSTIN AND WYATT COUNTRYWIDE - Set in a popular and quiet cul de sac location in North Baddesley, This is a rare opportunity to purchase a deceptively large detached bungalow, suitable for young and old alike. There is a double garage and a generous but manageable rear garden. Viewing highly recommended!! **\*\*\*CHAIN FREE\*\*\***

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## Accommodation

### 4 Bedrooms

FOUR BEDROOMS

DETACHED

DOUBLE GLAZING

GAS HEATING TO RADIATORS

TWIN DOOR GARAGEE

CUL DE SAC LOCATION

REF: JJ

### PORCH:

Smooth ceiling. Quarry tiles. Double glazed window to side aspect. Part double glazed frosted front door to:

### HALLWAY:

Textured and covered ceiling. Smoke alarm. Double glazed frosted window to side aspect. Two radiators. Access to loft. Cupboard housing hot water tank.

### LOUNGE: 5.3m x 3.3m

Textured and covered ceiling. Double glazed window to side aspect. Double glazed patio doors to rear aspect leading to sun room. Radiator. Feature gas fireplace with marble hearth and mantle over. Television point. Range of wall mounted lamps. Dimmer switch.

### KITCHEN: 3.7m x 3.4m

Textured and covered ceiling. Double glazed window to side aspect. Part double glazed frosted door to rear aspect leading to the sun lounge. Single stainless steel sink with mono tap and inset water softener. Integral four ring gas hob with cupboards under. Separate integral oven/grill. Range of matching wall and base level units. Wall mounted boiler. Space for tumble dryer. Integrated fridge freezer. Breakfast bar.

### SUN LOUNGE: 5.5m x 2.6m

Textured ceiling. Double glazed patio doors to rear aspect leading to garden. Range of double glazed windows to rear and side aspect. Power and lighting. Door to cloakroom.

### CLOAKROOM:

Textured and covered ceiling. Double glazed frosted window to rear aspect. Low level WC. Quarry tiled floor. Space and plumbing for washing machine.

### DINING ROOM/BEDROOM FOUR:

4.4m x 3.4m

Textured and covered ceiling. Wall mounted lamps. Double glazed windows to front aspect. Radiator. Dimmer switch. Television point.

### BEDROOM ONE: 5.5m x 3.4m

Textured and covered ceiling. Double glazed window to side and front aspects. Range of three quarter length integral wardrobes. Radiator.

### BEDROOM TWO: 3.4m x 3.2m

Textured and covered ceiling. Double glazed window to side aspect. Range of full length part mirror fronted wardrobes. Radiator.

### BEDROOM THREE: 3.1m x 2.3m

Textured and covered ceiling. Double glazed window to side aspect. Range of half length integral wardrobes.

### BATHROOM:

Textured ceiling. Double glazed frosted window to side aspect. Low level WC. Wash hand basin with tiled surround and cupboards under. Panelled bath with over head shower. Tiled from top to bottom. Shower screen. Over head storage units. Heated towel rail. Tiled flooring.

### OUTSIDE:

#### REAR:

Tarmac driveway to side aspect leading to double garage. Patio area with steps leading down to lawned area. Stepping stone pathway leading to rear of property. Range of plant and mature shrubs. Outside courtesy light.

#### FRONT:

Driveway leading to gate, continuing into rear of property and garage. Patio area with shingled area. Mature plant and shrub borders. Outside courtesy light.

### DOUBLE GARAGE: 6.9m x 5.0m

Twin door garage with up and over doors with electric opener. Personal door. Power and lighting.

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## Pictures



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Floorplans

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## Energy Performance Certificate

