



## Firtree Way

Southampton, SO19 8AZ

Asking Price £475,000



- Spacious Detached Bungalow
- Master Bedroom With Dressing Room & En Suite
- Good Size Garden
- Off Road Parking
- Open Plan Kitchen Diner
- Three Double Bedrooms
- Two Further En suites
- Living Room With Tri-fold Doors
- Cloakroom
- Cul De Sac Location

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Hunters are delighted to bring to the market this spacious and well presented three bedroom detached bungalow in the desirable location of Firtree Way. The property is situated over two floors comprising three double bedrooms all with En suites and dressing room to master, open plan kitchen/diner, cloakroom and stairs down to large living room with Tri fold doors to rear garden. Further features include parking for a couple of vehicles and a god size rear garden.

### Front Approach

hard standing for a couple of vehicles, pathway leading to front door remainder is laid to shingle with brick retaining wall and wooden side gated access to storage area.

### Porch

Brick and double glazed construction, tiled flooring, door to:

### Entrance Hall

Fitted carpet, radiators, stairs down to living room, three storage cupboards, door to:

### Bedroom 2

10'8" x 6'7" (3.25m x 2.01m)

Double glazed box window to front aspect, double radiator, fitted carpet, coving to ceiling, door to storage cupboard, door to:

### En-suite Bathroom

Fitted with three piece suite comprising deep corner bath with shower over and tiled wall, wash hand basin with drawers under and and low-level WC, heated towel rail, double glazed opaque window to side, LVT (Luxury Vinyl Tiled) Flooring.

### Bedroom 3

10'8" x 8'2" (3.25m x 2.49m)

Double glazed window to front, double radiator, fitted carpet, door to:

### En-suite Shower Room

Fitted with three piece suite with recessed shower enclosure with shower over, wash hand basin with drawers under, low-level WC and heated towel rail, LVT flooring.

### Cloakroom

Fitted two piece suite comprising low level WC, inset wash hand basin with cupboard under, double radiator, LVT flooring.

### Master Bedroom

16'3" x 14'6" (4.95m x 4.42m)

Two Double glazed windows to rear, two double radiators, fitted carpet, double doors to juliette balcony overlooking the rear garden door to:

### Dressing Room

13'2" x 7'4" (4.01m x 2.24m)

Double glazed window to rear, fitted carpet, radiator, fitted wardrobes, drawers and dressing unit.

### En-suite Bathroom

Fitted with four piece suite comprising deep roll top bath with mixer tap, wash hand basin with cupboards under, recessed tiled double shower enclosure with shower over and low-level WC, heated towel rail, extractor fan. tiled walls and floor.

### Kitchen

11'11" x 8'11" (3.63m x 2.72m)

Fitted with a matching base and eye level units with drawers and ceramic, sink unit with single drainer and mixer tap (water softener installed), dishwasher, plumbing for washing machine, space for fridge/freezer, built-in double oven, five ring gas hob with extractor hood over, double glazed window to rear, open plan archway to:

### Dining Room

19'3" x 8'7" (5.87m x 2.62m)

brick and double glazed construction, long double radiator, tiled flooring, door to side of garden, double doors to garden..

### Living Room

22'2" x 14'5" (6.76m x 4.39m)

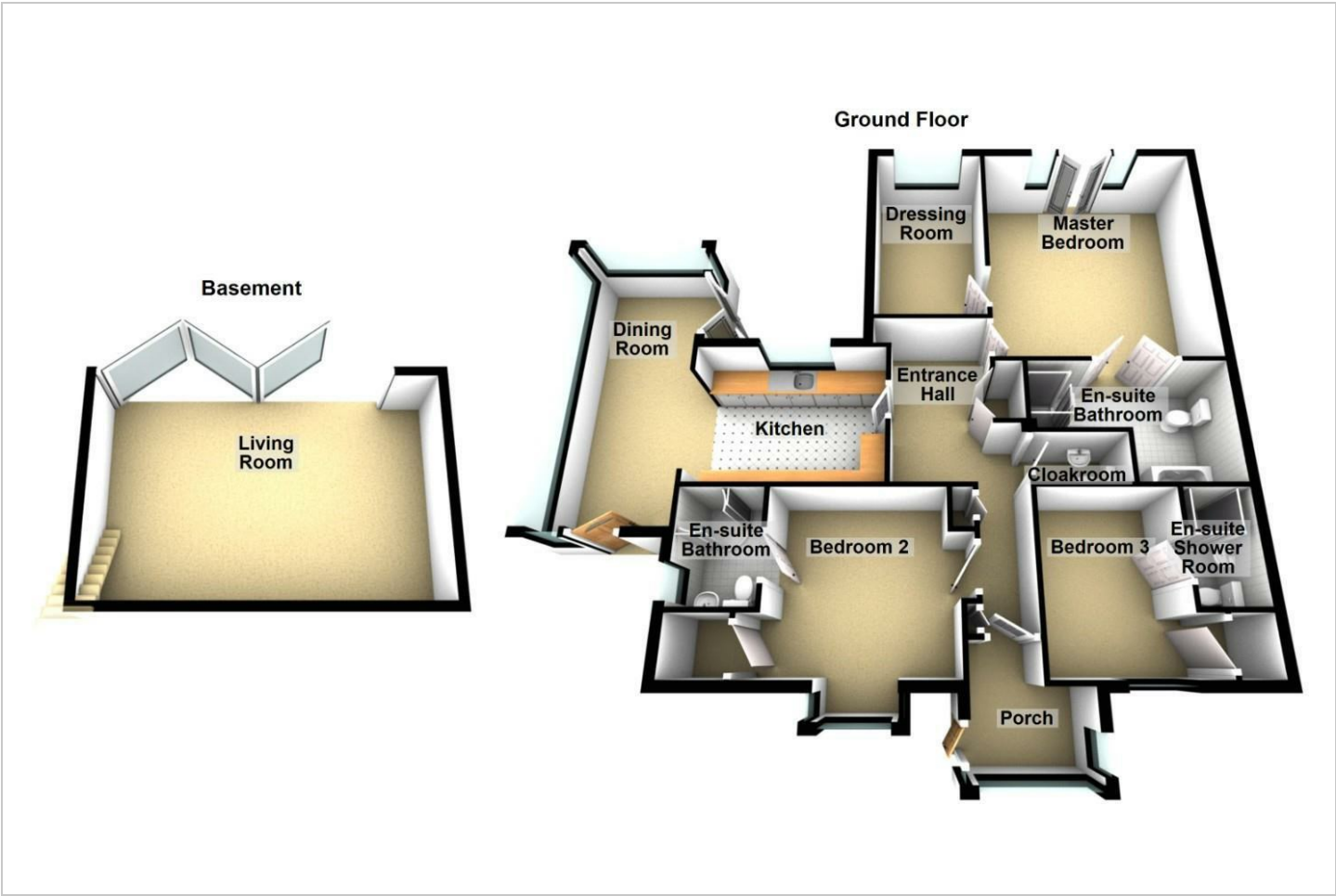
LVT flooring, underfloor heating connected to wet heating system, double glazed five panel folding doors to garden.

### Rear Garden

Good size enclosed rear garden backing on to wooded outlook, raised timber decking area with glass balustrade and steps leading to large block paved patio seating area ideal for entertaining, remainder is laid to lawn with fence surround and garden shed.



Floorplan



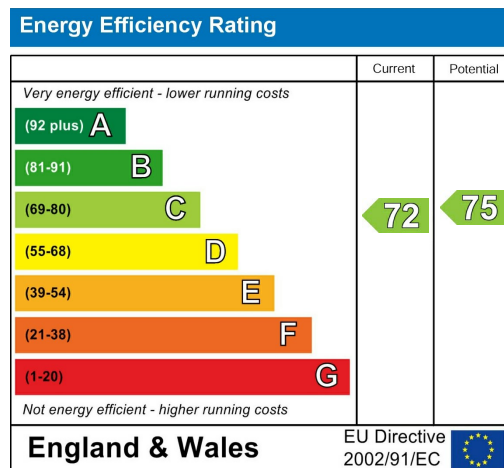








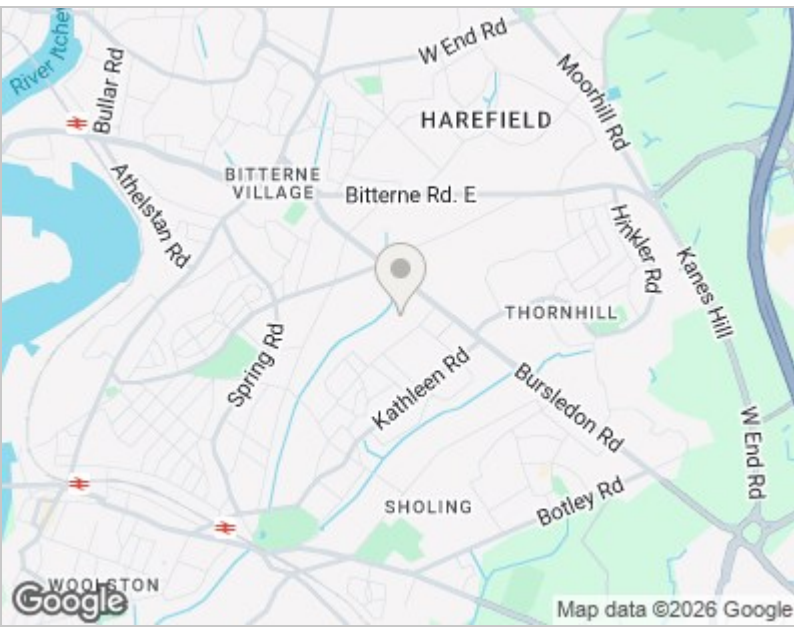
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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