HUNTERS®

HERE TO GET *you* THERE

# Bridge Road

Swanwick, Southampton, SO31 7FL

## Asking Price £585,000

4 2 4 D

- Edwardian Double Bay-Fronted Detached Home
- Detached Garage & Driveway
- Study & Utility Room
- Jack & Jill En Suite Bathroom
- Easy Access To Shops, Waterside & Amenites
- Four Good Size Bedrooms
- Three Reception Rooms
- Conservatory & Downstairs Cloakroom
- Sought After Location
- Beautiful Private Rear Garden

Tel: 023 8045 8054

# Bridge Road

Swanwick, Southampton, SO31 7FL

## Asking Price £585,000

Hunters are delighted to offer the chance to acquire this substantial double bay-fronted detached Edwardian villa in Swanwick close to waterside and marinas. The downstairs accommodation comprises; Sitting Room, Dining Room, open plan Kitchen Breakfast Family Room, Study, Cloakroom and Conservatory accessed from Kitchen. Upstairs features; Master Suite with access to the Jack & Jill Bathroom, Guest Bedroom, Two Further Bedrooms and a Family Shower Room. Outside features a detached garage and driveway providing parking for several vehicles and a large private and beautifully presented rear garden.

Located in the sought after area of Swanwick it provides great access to transport links to M27 . There are plenty of local amenities close by with convenience stores, pubs/restaurants, schools, marina's and great walks along the river Hamble. This house on Bridge Road is not just a home, but a lifestyle choice. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely property your own.

Tel: 023 8045 8054

## Front Approach
Driveway providing parking for several vehicles leading to detached garage with pitched roof with power and light, outside security lights.

## Entrance Hall
Radiator, fitted carpet, stairs, door to:

## Dining Room
14'2" x 12' (4.32m x 3.66m)
UPVC double glazed bay window to front aspect, double radiator, laminate flooring, coving to ceiling.

## Living Room
14'2" x 12' (4.32m x 3.66m)
UPVC double glazed bay window to front aspect, electric fireplace with ornate surround, fitted carpet, TV point, coving to ceiling.

## Kitchen/Breakfast Room
16' x 11'3" (4.88m x 3.43m)
Fitted with a matching base and eye level units with round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap composite, space for American fridge/freezer, plumbing for dishwasher, built-in electric fan assisted oven, five ring gas hob, built-in fan/steam microwave oven, uPVC double glazed window to rear aspect, laminate flooring with recessed ceiling spotlights, wall mounted concealed gas combination boiler, uPVC double glazed double doors, open plan, door to:

## Sitting Room
11'10" x 11'3" (3.61m x 3.43m)
Double radiator, laminate flooring, wall uplights, door to:

## Study
11'3" x 4'5" (3.43m x 1.35m)
UPVC double glazed window to side aspect, full fibre broadband, fitted carpet.

## Rear Lobby
Velux skylight, radiator, laminate flooring, uPVC double glazed door to garden, door to:

## Utility Room
7'6" x 5'9" (2.29m x 1.75m)
Fitted base and eye level units with work space over, stainless steel sink unit with single drainer and mixer tap, space and plumbing for washing machine, space for vented tumble dryer, uPVC double glazed window to side aspect, laminate flooring.

## Cloakroom
Window to side, fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, laminate flooring.

## Conservatory
14' x 11'2" (4.27m x 3.40m)
UPVC double glazed construction, two windows to rear, window to side, radiator, laminate flooring, uPVC double glazed double doors to garden.

## Landing
UPVC double glazed window to front aspect, linen shelving, storage cupboard, fitted carpet, access to loft hatch with pull down ladder, door to:

## Master Bedroom
12'2" x 11'11" (3.71m x 3.63m)
UPVC double glazed window to front aspect, radiator, fitted carpet, door to:

## Bedroom 2
12" max x 11'11" (3.66m max x 3.63m)
Window to rear, radiator, fitted carpet, door to:

## Jack and Jill En-suite
Fitted with three piece suite with comprising, panelled bath, pedestal wash hand basin and low-level WC, window to rear, radiator, vinyl flooring.

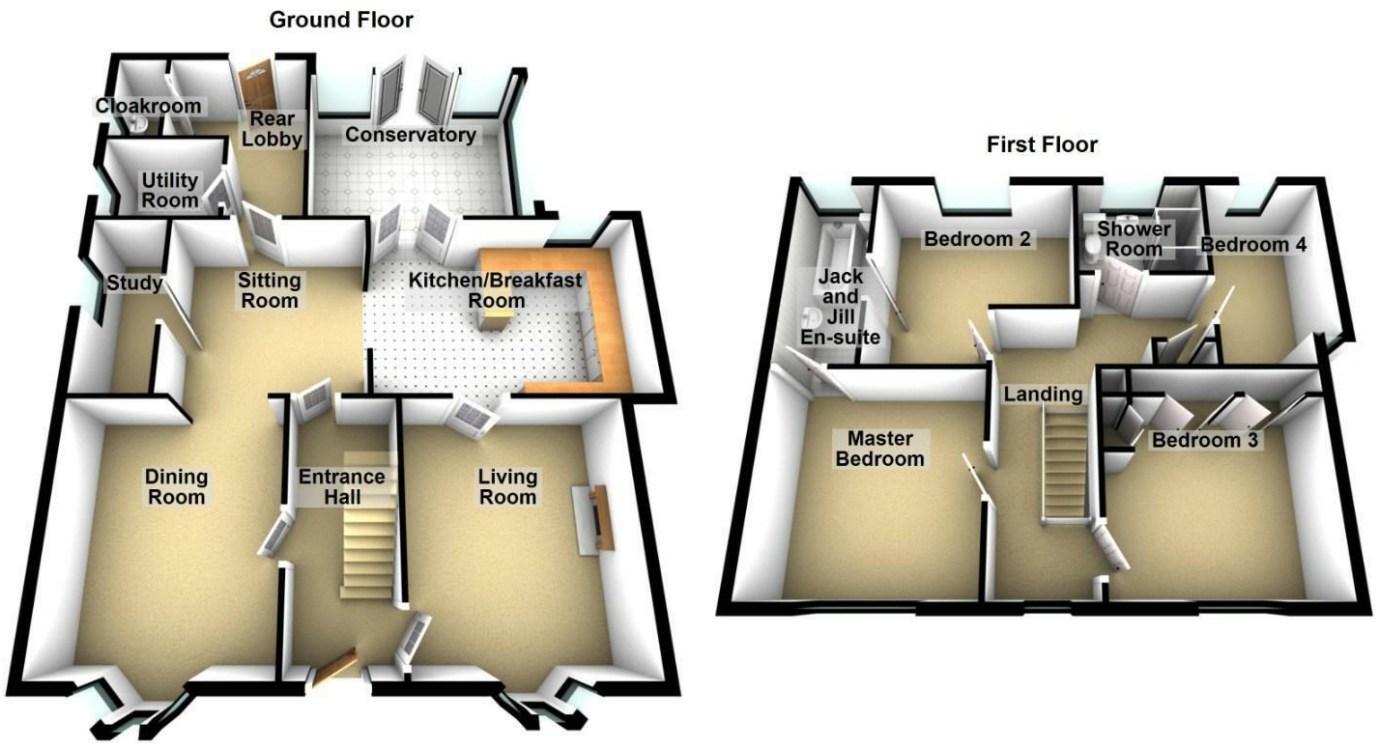
## Bedroom 3
12'2" x 12' (3.71m x 3.66m)
UPVC double glazed window to front aspect, range of built in wardrobes, radiator, fitted carpet.

## Bedroom 4
12' max x 6'11" (3.66m max x 2.11m)
UPVC double glazed window to rear aspect, small uPVC double glazed window to front aspect, double radiator, fitted carpet.

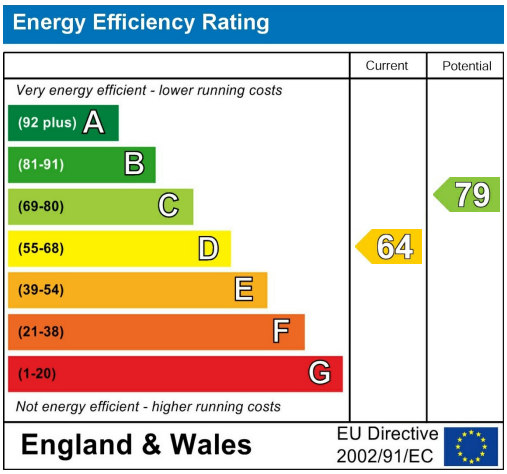
## Shower Room
Fitted with three piece suite comprising, wash hand basin with cupboard under, panelled double shower enclosure with shower over and glass screen and low-level WC, heated towel rail, uPVC opaque double glazed window to rear aspect, vinyl flooring.

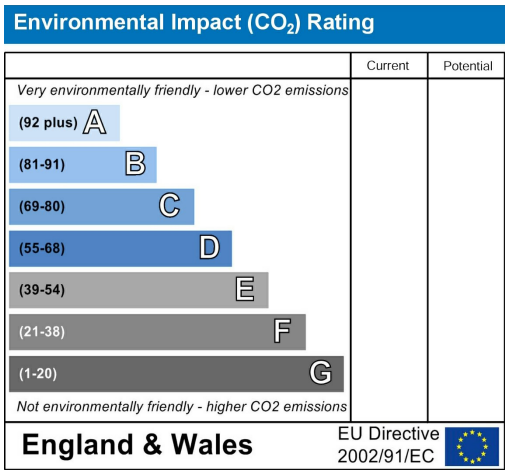
## Rear Garden
Enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with flower and shrub borders, raised timber decking seating area with wooden and metal balustrade with steps down to paved patio seating area, greenhouse, raised planters, garden tap, pond, stepping stone path leading to, shed and workshop both with with power and light connected and further decking seating area, access to side via gate leading to front of detached garage and side courtesy door, to side of garage

Floorplan


Ground Floor
Cloakroom
Rear Lobby
Conservatory
Utility Room
Study
Sitting Room
Kitchen/Breakfast Room
Dining Room
Entrance Hall
Living Room
First Floor
Bedroom 2
Shower Room
Bedroom 4
Jack and Jill En-suite
Landing
Master Bedroom
Bedroom 3

## Energy Efficiency Graph

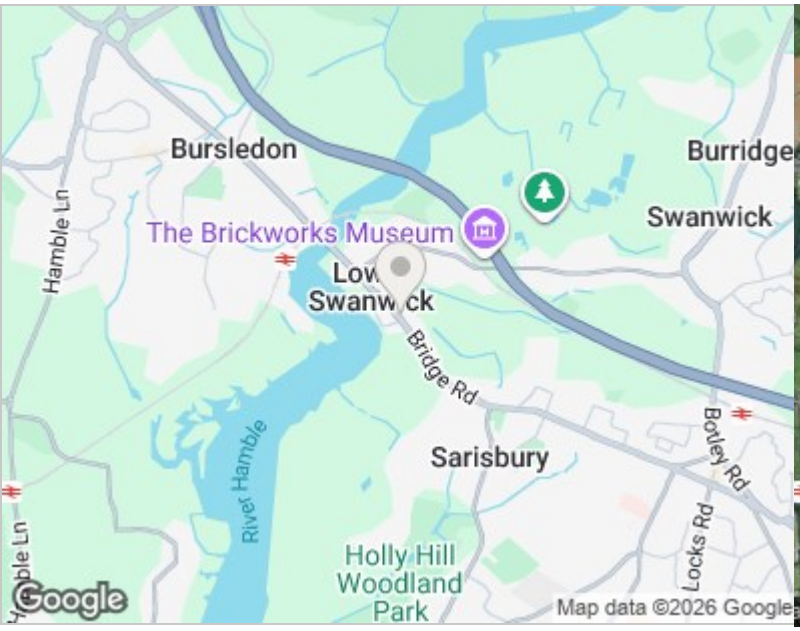



## Viewing

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

HUNTERS®

HERE TO GET *you* THERE

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.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG
Tel: 023 8045 8054 Email: netleyabbey@hunters.com
https://www.hunters.com

The Property Ombudsman