



Bitterne
023 8042 2600



**7 Marvin Way, Bitterne, Southampton,
Hampshire, SO18 5QZ**

Offers Over £400,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Marvin Way! We are excited to offer this beautiful detached house positioned at the head of a quiet cul-de-sac in Bitterne. The current owners have made some brilliant improvements to the property and there is still potential for the next owner to take it to the next level. You are welcomed by an entrance hall with stairs leading to the first floor and storage built in under, there are doors leading to the primary rooms. The lounge is simply stunning! The walls are panelled, there is a log burner, open column radiator and space to comfortably fit an array of furniture. The kitchen has been styled with shaker units and opens into the separate dining space. This room benefits from double doors opening into the large rear garden. In addition to this, there is utility space and a downstairs shower room. Upstairs, there are three DOUBLE bedrooms and a stunning bathroom with underfloor heating.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approach:

Dropped kerb and hardstanding providing off road parking and vehicular access to garage, lawn to side with established flower borders.

Entrance Hall:

Smooth ceiling, picture rails, obscured double glazed windows to front and side, stairs rising to first floor with storage under, radiator, doors to:

Lounge

15' (4.57m) x 12' 3" (3.73m) reducing to 11'10" (3.61m)::
Smooth ceiling, picture rails, panelling, UPVC double glazed window to front, fireplace, vertical open column radiator.

Kitchen

11' (3.35m) x 9' 6" (2.90m)::
Smooth ceiling, UPVC double glazed windows to side, range of matching wall, base and drawer units with work surface over, stainless steel sink and drainer inset, tiled splashbacks, integral gas hob with extractor over, integral double oven, fridge and freezer, dishwasher, opening to:

Dining Room

11' 2" (3.40m) x 8' 11" (2.72m)::
Smooth ceiling, double glazed sliding doors to rear opening onto garden, radiator.

Inner Lobby:

Smooth ceiling, double glazed door to side, doors to:

Shower Room:

Smooth ceiling, obscured window to rear, shower cubicle with mains fed shower over, hand wash basin, WC, tiling to principle areas, radiator.

Utility Room:

Smooth ceiling, obscured double glazed window to rear, space and plumbing for washing machine and tumble dryer.

Landing:

Smooth ceiling, hatch providing access to loft space, picture rails, double glazed windows to side, doors to:

Master Bedroom

12' 3" (3.73m) x 14' 4" (4.37m) max::
Smooth ceiling, picture rails, double glazed window, fitted wardrobes, radiator.

Bedroom Two

11' 4" (3.45m) x 9' (2.74m)::
Smooth ceiling, picture rails, double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

9' 6" (2.90m) x 8' 3" (2.51m)::
Smooth ceiling, picture rails, double glazed window to rear, built-in storage, radiator.

Bathroom :

Smooth ceiling with spotlights inset, obscured window to front, three-piece suite comprising panel enclosed bath, hand wash basin and WC, fully tiled walls, heated ladder towel rail, underfloor heating.

Garden:

A southerly aspect rear garden, private woodland to rear, mainly laid to lawn with patio seating area, storage shed, garage and gated side access.

Garage:

Up and over door with power and light connected.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band D

Sellers Position

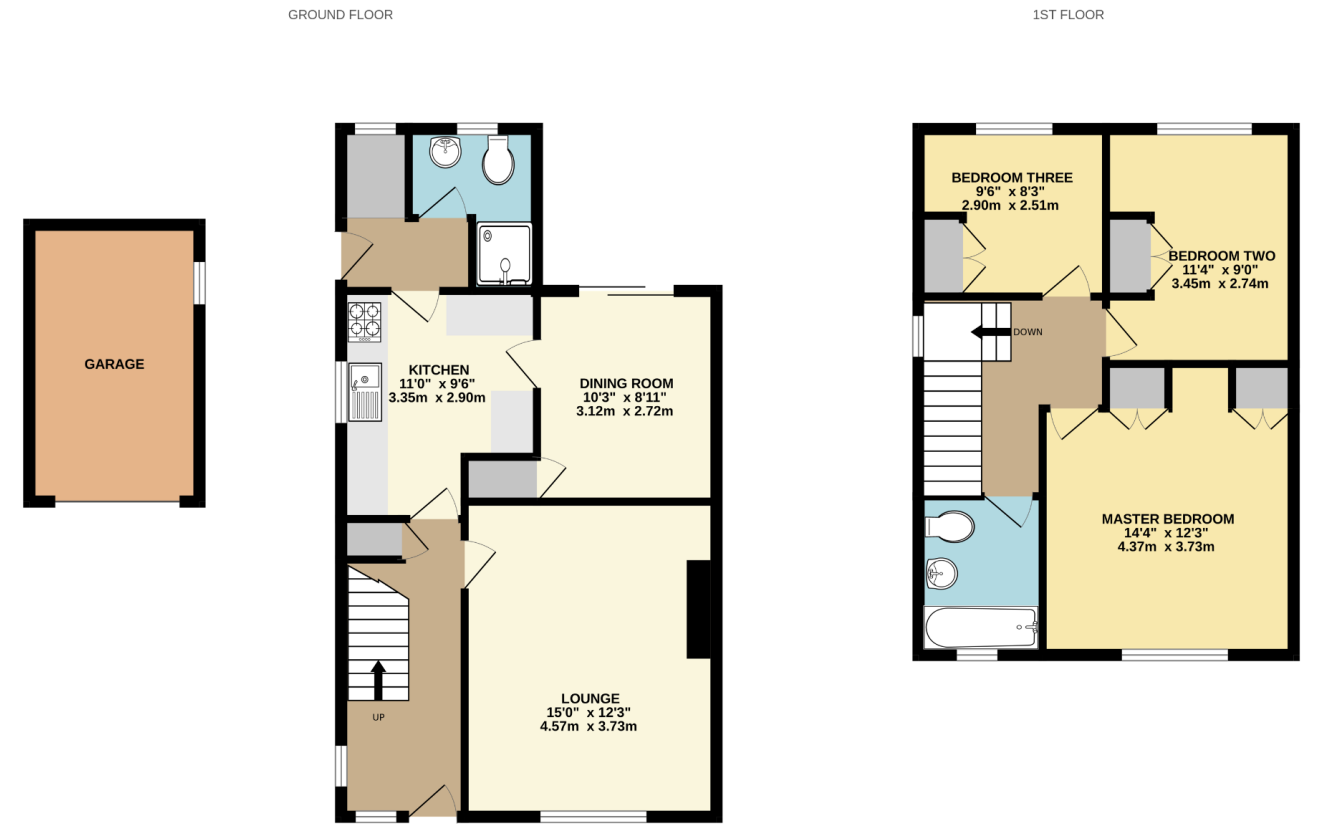
Buying On

Approved Planning Application Numbers:

23/00716/FUL 24/00294/FUL

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



MARVIN WAY, BITTERNE, SOUTHAMPTON, SO185QZ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bitterne

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Bitterne
SO19 7RD

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Shirley

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Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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