



fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



45 Thorold Road, Bitterne Park, Southampton, Hampshire, SO18 1HZ

Guide Price £950,000 Freehold

Welcome to Thorold Road! Constructed in 1957, this imposing detached residence sits handsomely in the heart of Bitterne Park – close to parks and local schools. The current owners have lovingly occupied the property for the best part of forty years, and the property is now ready for a new family to enjoy. The accommodation is spread over 3,369 sqft and would be suitable for multi-generation living. You are welcomed by a gorgeous entrance hall with port-hole windows, curved staircase and crescent-shaped windows – maximising the natural light – there are doors leading to the primary rooms. The open-plan lounge/dining room features huge windows overlooking the southerly aspect garden. This space could be utilised as a ground floor bedroom and living space, as there is also a convenient shower room and utility room nearby. The kitchen/breakfast room flows seamlessly into the family room. The family room features a striking fireplace, more porthole feature windows and even its own bar! With French doors opening onto the raised garden tier, this space was made for summer entertaining! The first floor will continue to impress! All four bedrooms are well-proportioned double rooms and all feature fitted storage. The master bedroom benefits from a dressing area and a modern, four-piece ensuite. There is a full-width balcony stretching across the back of the house, accessible from the master and second bedroom – the views from here are astonishing! You can see across Southampton, the River Itchen, St Marys stadium – and the skies alight on New Year's Eve! The rear garden is arranged over useable and aesthetically pleasing tiers, with lawn and patio areas, an array of mature shrubs and access to the front of the property. There is a double garage with an electric door, power and light are connected. The driveway provides parking for multiple vehicles. This home HAS to be viewed to truly appreciate its charm, character and size.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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Approach:

Spacious driveway providing off road parking for multiple vehicles, raised lawn to side with flower and shrub borders, shed.

Entrance Hall:

Textured and coved ceiling, two UPVC double glazed obscured windows to front, UPVC double glazed window to front, stairs rising to first floor with storage cupboard under, two radiators, doors to:

Lounge

23' 3" (7.09m) x 14' (4.27m):

Textured and coved ceiling, UPVC double glazed window to front, UPVC double glazed window to rear overlooking garden, two radiators, opening to:

Dining Room

17' (5.18m) x 13' 5" (4.09m):

Textured and coved ceiling, obscured window to front, UPVC double glazed window to rear overlooking garden, serving hatch, two radiators.

Kitchen

20' 5" (6.22m) x 10' (3.05m):

Textured ceiling, window to front, UPVC double glazed window to rear and French doors to rear opening onto garden, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, integrated induction hob with extractor hood over, integrated deep fat fryer, integrated double over, integrated microwave, space and plumbing of dishwasher, doors to:

Family Room

24' 10" (7.57m) x 21' (6.40m):

Textured and coved ceiling, two UPVC double glazed French doors to rear, two port-hole-style obscured windows to side, fireplace with surround, brick-built bar, five radiators.

Shower Room:

Textured ceiling, UPVC double glazed window to side, fully tiled shower cubicle with mains fed shower over, wash hand basin with storage under, WC, radiator.

WC:

Textured ceiling, UPVC double glazed obscured windows to front and side, WC, wash hand basin.

Utility Room

9' 3" (2.82m) x 6' 5" (1.96m):

Textured ceiling, UPVC double glazed window to side, wall, base units with stainless steel sink and drainer inset, space for fridge/freezer, space and plumbing for washing machine, tiled splashbacks, radiator, door to:

Landing:

Textured and coved ceiling, hatch providing access to loft space, two UPVC double glazed windows to front, UPVC double glazed window to side, fitted storage cupboard housing water tank, two radiators.

Master Bedroom

17' 5" (5.31m) x 24' 11" (7.59m) max::

Textured and coved ceiling, UPVC double glazed window to front and rear, UPVC double glazed French doors to rear opening onto balcony, four fitted wardrobes, two radiators, door to:

Ensuite:

Textured ceiling, UPVC double glazed window to front, four-piece suite comprising: panel enclosed bath, shower cubicle with mains fed shower over, wash hand basin, WC, heated ladder towel rail, fully tiled walls and floor.

Bedroom Two

17' 5" (5.31m) x 13' 11" (4.24m):

Textured and coved ceiling, UPVC double glazed window to front, UPVC double glazed French doors to rear opening onto balcony, fitted wardrobe, two radiators.

Bedroom Three

10' 11" (3.33m) x 13' 5" (4.09m):

Textured and coved ceiling, UPVC double glazed window to rear, fitted wardrobe, radiator.

Bedroom Four

11' 1" (3.38m) x 9' 11" (3.02m):

Textured and coved ceiling, UPVC double glazed window to rear, fitted wardrobe, radiator.

Bathroom :

Textured and coved ceiling, UPVC double glazed obscured window to front, UPVC double glazed window to side, four-piece suite comprising: panel enclosed bath, wash hand basin, WC and shower cubicle with mains fed shower over, tiling to principal areas.

Balcony:

Full-width balcony enjoying a southerly aspect with expansive views over Southampton and the River Itchen.

Garden:

Wall enclosed rear garden, spacious patio seating area with steps leading down to lawn with neat flower borders, a variety of trees and shrubs, green house, gated side access, outside tap.

Garage

20' 1" (6.12m) x 17' 5" (5.31m):

Double garage, up and over electric door, window to rear, pedestrian door to side leading into main house, 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 B

Sellers Position

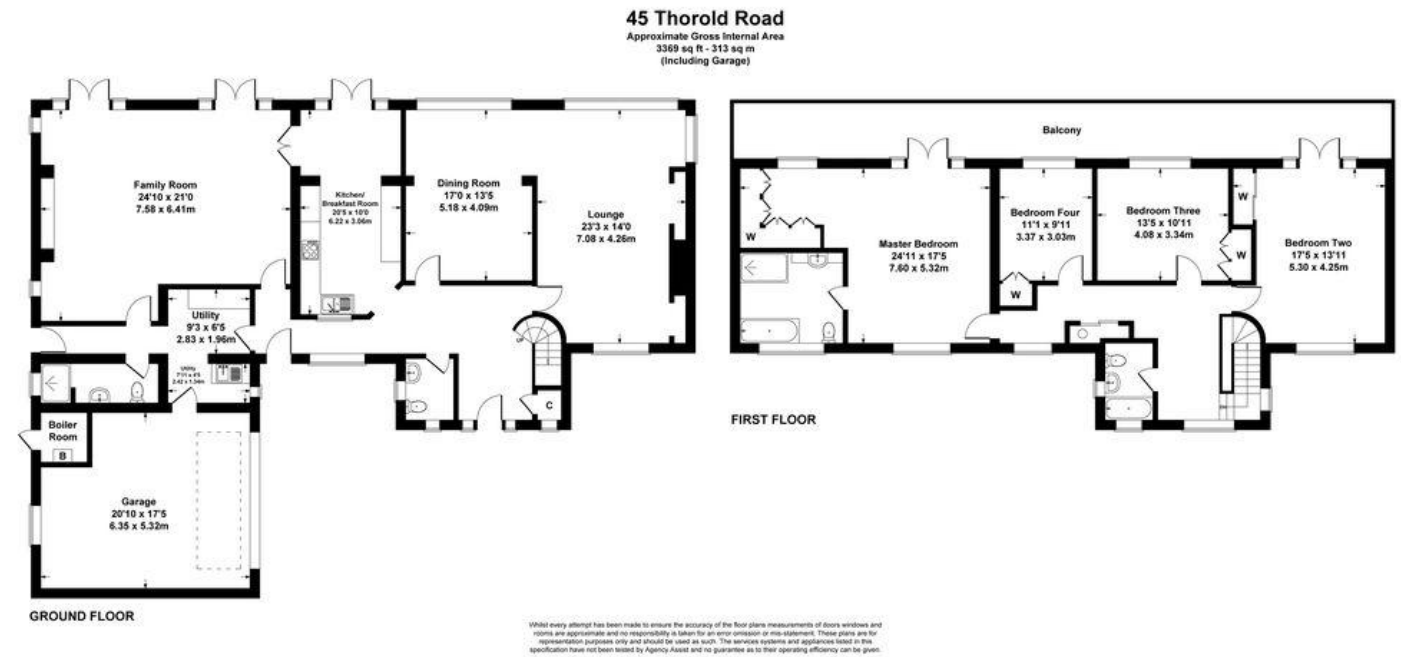
No Forward Chain

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.

Property Reference

FP100/210526/SM/D1



Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
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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We can offer mortgage advice

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