



29 Coniston Road | £367,500
Redbridge, Southampton, SO16 9BU





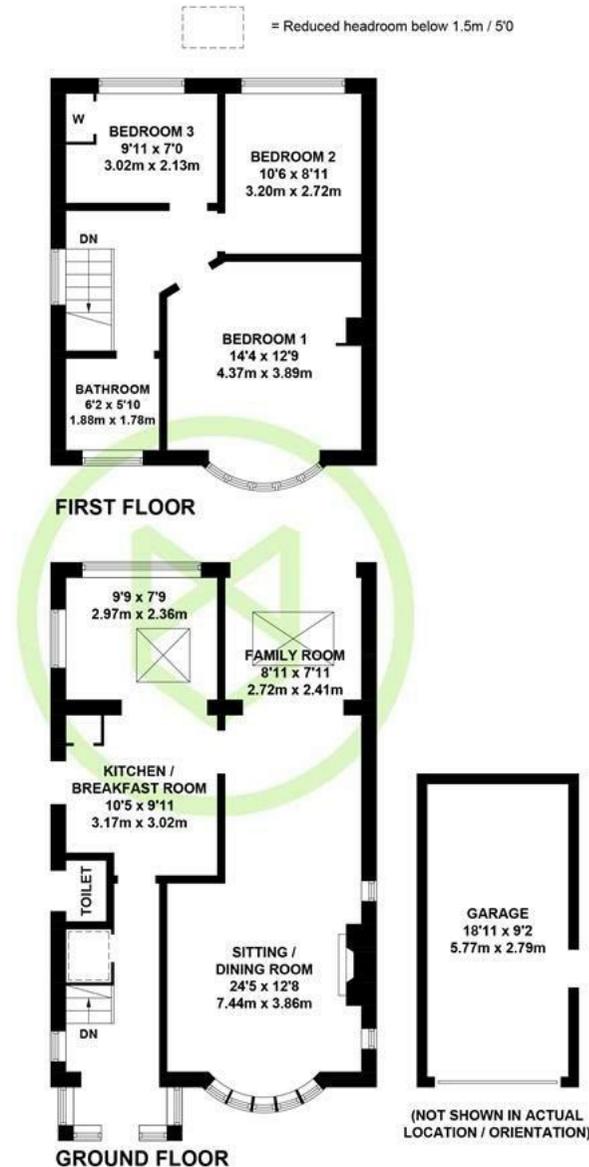
29 Coniston Road
Redbridge, Southampton, SO16 9BU

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Summary

This extended and characterful family home is offered to the market for the first time in over 60 years and is discreetly tucked away at the conclusion of a cul-de-sac. The accommodation throughout is well proportioned and offers three bedrooms on the first floor served by a modern fully tiled shower room. On the ground floor a spacious open plan sitting and dining room is complemented by the kitchen and breakfast room with an additional sun room overlooking the rear garden. Ample off road parking is available on the block paved driveway with double gates to additional parking and a detached garage/workshop. The mature and private rear gardens enjoy a sunny aspect with two timber sheds for storage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 644 SQ FT / 59.8 SQ M
(INCLUDING TOILET)
FIRST FLOOR = 453 SQ FT / 42.1 SQ M
GARAGE = 173 SQ FT / 16.1 SQ M
TOTAL = 1270 SQ FT / 118.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1101053)

Summary

- Detached and characterful family home
- Extended and spacious accommodation
- Three bedrooms
- Open plan sitting and dining room with additional sun room
- Kitchen breakfast room
- Ground floor cloakroom / wc
- Ample off road parking
- Detached garage and two garden sheds
- Mature and enclosed garden with a sunny aspect
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

The part glazed front door opens into a glazed open porch which flows into the welcoming entrance hall with stairs to the first floor, storage cupboard and door through to the open plan kitchen/breakfast room. The breakfast area is a generous size and houses the gas fired boiler, larder with water softener and side door to the gardener's WC, driveway and garden. An open arch leads into the extended kitchen fitted with a range of oak effect wall and base units with contrasting work surfaces and an inset one and a half sink and drainer. A freestanding double oven and integrated dishwasher are included, with plumbing for a washing machine. The kitchen enjoys a dual aspect with additional light from a glazed roof canopy. The open plan sitting and dining room features a coal effect gas fireplace and bay window to the front aspect. From the dining area, patio doors open in the sunroom with further patio doors to the garden.

First Floor

The bright and airy galleried landing allows access to the loft space with a hatch and pulldown ladder. The three bedrooms are well portioned with bedroom one featuring a bay window and fitted wardrobes. Bedroom three is currently utilised as a study with built in storage and desk. The fully tiled shower room comprises a shower cubicle with digital Aqualisa shower, vanity unit with mounted wash basin and dual flush WC.

Outside

The private and enclosed rear garden enjoys a sunny aspect with a large patio area, ideal for entertaining. The well tended lawn is flanked by raised borders with two timber sheds providing useful storage space.

Parking

Off road parking is available on the block paved driveway with secure double gates to the side of the property. Additional parking and blocked paving extends behind the double gates along the side of the house, leading to the large detached garage, with power and light.

Location

Redbridge is ideally situated overlooking the beautiful Lower Test Nature Reserve offering easy access to the motorway system via the M271 & M27. The new South Central Business Park is nearby with access from Test Lane North. Southampton City Centre is a short drive away with Totton town centre within short walking distance offering a wealth of amenities including restaurants, a superstore, doctors and dental surgeries. Redbridge benefits from local schooling, two well regarded local pubs, railway station whilst overlooking the beautiful Lower Test Nature Reserve with its wealth of wildlife.

Sellers Postion

No onward chain.

Tenure

Freehold

Age

1955

Council Tax

Southampton City Council - Tax Band D

Agents Note

The seller of this home is an employee of Henshaw Fox.

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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