



Gainsford Road, Southampton SO19 7AW

welcome to

Gainsford Road, Southampton

A stunning four-bedroom family home offering River Itchen views, generous parking, and an exceptional open-plan kitchen/dining/family room. Further benefits include a separate lounge, conservatory, utility room, downstairs cloakroom, en-suite, luxurious family bathroom, and large garden.

Front Garden

Dropped kerb for off road parking to front.

Front Porch/Entrance Hall

Double glazed window and door to side, stairs to first floor landing, doors to;

Cloakroom

W/c, wash hand basin, combi boiler, laminate flooring.

Lounge

14' 2" x 11' 5" (4.32m x 3.48m)

Double glazed bay window to front, radiator, laminate flooring,

Dining Room

21' 4" x 18' 9" (6.50m x 5.71m)

Open plan wow factor space, velux windows, spotlights, access out to the garden and conservatory;

Kitchen

20' 4" x 10' 6" (6.20m x 3.20m)

wall and base units, work surfaces, built in electric oven and induction hob, over head extractor fan, built in microwave, dishwasher, fridge/freezer, open plan onto;

Utility Room

4' 11" x 5' (1.50m x 1.52m)

Double glazed window to side, unit with plumbing under for washing machine, half sink, radiator, laminate flooring.

Conservatory/Study

17' 1" x 7' 11" (5.21m x 2.41m)

Double glazed windows to rear and sliding doors to side, electric under floor heating.

Landing

Double glazed window to rear, access to all rooms, loft hatch.

Bedroom 1

14' 2" x 13' 5" (4.32m x 4.09m)

Double glazed window to rear, radiator, laminate flooring

En-Suite

Double glazed window "P shaped" bath with overhead shower, his and hers sinks, w/c, heated towel rail.

Bedroom 2

14' 2" x 11' 4" (4.32m x 3.45m)

Double glazed bay window to front, radiator, laminate flooring, views of river Itchen.

Bedroom 3

8' 10" x 6' 11" (2.69m x 2.11m)

Double glazed window to rear, radiator, laminate flooring

Bedroom 4

8' 5" x 5' 6" (2.57m x 1.68m)

Double glazed window to front, radiator, laminate flooring, views of Itchen river.

Bathroom

"P shaped" bath, overhead shower, w/c, wash hand basin, heated towel rail.

Rear Garden

Enclosed rear garden, patio area with room for table and chairs, tiered garden with views of river Itchen from the top.





From the moment you arrive, the property makes an immediate impression with ample off-road parking to the front and attractive kerb appeal. However, it is upon entering that this remarkable home truly reveals its "wow factor."

The heart of the home is undoubtedly the spectacular open-plan kitchen, dining and living space, expertly designed to create the perfect environment for both modern family life and entertaining. Complementing this impressive living area is a separate, spacious lounge, offering a more intimate setting for relaxing evenings, whilst the conservatory provides an additional versatile reception space overlooking the garden. A separate utility room and convenient downstairs cloakroom further enhance the practicality of this wonderful home.



Upstairs, the property boasts four well-proportioned bedrooms, with two of the front bedrooms enjoying delightful elevated views across the River Itchen. The principal bedroom benefits from a stylish en-suite shower room with an additional family bathroom.

Outside, the rear garden offers a private retreat, with the upper section providing yet another vantage point from which to appreciate the picturesque river views.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Gainsford Road, Southampton

- Stunning four-bedroom semi-detached family home
- Off-road parking to the front
- Spectacular open-plan kitchen/dining/family room & Impressive "wow factor" living space, ideal for entertaining
- Bright and versatile conservatory & Separate utility room
- Luxury family bathroom with his and hers wash basins & Principal bedroom with en-suite shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£450,000



Total floor area 139.3 m² (1,500 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:

BIT113474 - 0002

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