

## 11 Vinebank, Southampton

Starting Bid: £375,000.00



This large four double bedroom detached family home is set in a cul de sac position and adjacent to woodland. It has a large integral garage and additional ample off road parking. Subject to planning, there is potential to put a double garage and extension to the side of the property.

Positioned next to woodland and set on a wide plot, This desirable family home is set in a cul de sac position. This would suit either a mature family or one that is growing and would not want to consider moving for a generation. Bitterne has a variety of schools and shops to cater for most peoples needs and there is good access to the M27.

### Auctioneer's Comments

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the buyer to exchange contracts immediately; however, from the date the draft contract for sale is received by the Buyer's solicitor, the buyer has 56 DAYS in which to complete the transaction; whilst using every endeavour to exchange contracts within the first 28 days. Allowing the additional time to exchange contracts means interested parties can proceed with traditional residential finance. Upon close of a successful auction, or if the vendor accepts an offer during the auction, the buyer will be required to make payment of:

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact,

but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Rooms

### Entrance Reception

A double glazed front door opens up to the Entrance Reception. One impressive feature is the vertical contemporary radiator with integrated full length mirror. This complements the dark engineered oak flooring. There is a private door into the Garage.

### Cloakroom

Low level WC, wash hand basin, radiator, coving and extractor.

### Lounge 15' 8" max x 13' 8" ( 4.78m max x 4.17m )

One stunning feature is the stone wall with down lighters that enhance the affect and surrounds the fireplace. A double glazed windows enjoys views of the rear garden and double glazed patio doors opening up to a balcony area. Both of these create a light and airy feel. Radiator, power points. Glazed double doors leading through to the:

### Dining Room 13' 7" x 8' 9" max ( 4.14m x 2.67m max )

The dark engineered oak flooring continues from the hallway and compliments the colour scheme. Sliding double glazed patio doors opening up to the patio area, and an additional double glazed window to the side aspect, power points, radiator and a further door returning to the entrance hallway.

### Kitchen / Breakfast Room 9' 8" x 8' 8" ( 2.95m x 2.64m )

This high end luxury kitchen has been carefully designed to create maximum space and impact. Ample cupboards and drawer units have soft closing mechanisms to enhance the feel. Solid wood worktops continue the theme and inset is a single drainer one and a half bowl unit. These work tops continue into a horse shoe shape to create a breakfast bar. Bosch appliances include a built in oven and hob. Above is a contemporary modern cooker hood. There is a double glazed window to the front aspect and door to the side part of the garden.

### First Floor Landing

These measurements incorporate the staircase tread. Double glazed window to the side aspect, access to a loft void and built in airing cupboard.

### Master Bedroom 13' max x 11' 6" ( 3.96m max x 3.51m )

Two double glazed windows to the rear aspect enjoying views over the rear garden, range of built in full height wardrobes, power points and radiator.

### En Suite

Comprising of a three piece matching suite with a low level WC, pedestal wash hand basin and large quadrant shower cubicle with high end multi point shower system, light shaver point, radiator and obscure double glazed window to the side aspect.

### Bedroom Two 11' 4" max x 8' 9" ( 3.45m max x 2.67m )

Double glazed windows to the side and rear aspects, radiator, power points and built in wardrobes.

### Bedroom Three 12' 6" max x 8' 7" ( 3.81m max x 2.62m )

Double glazed windows to both the side and front aspects, radiator and power points.

### Bedroom Four 11' 6" max x 8' 4" ( 3.51m max x 2.54m )

Double glazed window to the front aspect, radiator and power points.

### Bathroom 8' max x 7' max ( 2.44m max x 2.13m max )

Comprises of a three piece matching suite with a low level WC, pedestal wash hand basin, panel enclosed bath and obscure double glazed window.

### Outside

Garage with an up and over door, block paviour driveway and additional parking.

### Rear Garden

Mainly laid to lawn with a raised decked patio area.