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BROOK INDEPENDENT ESTATE AGENTS



1 Lind Way

Park Gate, Southampton, SO31 7GR

£359,950

3 2 2

This beautifully presented and thoughtfully extended three-bedroom semi-detached family home offers a superb combination of contemporary living space, excellent storage and convenient access to local amenities and transport links.

On entering, the welcoming hallway leads through to a generous 20ft living room, creating a comfortable and versatile space for family life and entertaining. The modern ground floor has been thoughtfully designed to provide a stylish contemporary feel, with a dedicated family area and study space, making it ideal for modern home working and family living. There is also a useful downstairs cloakroom.

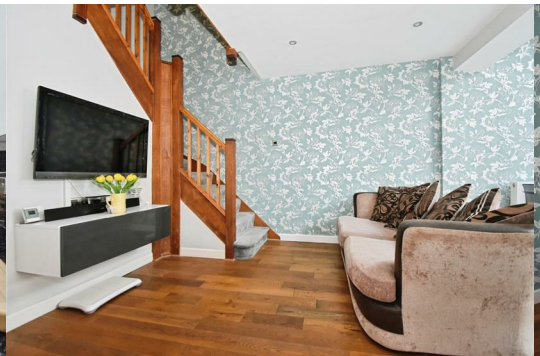
To the rear, the impressive kitchen/breakfast room provides a fantastic social hub, with bi-fold doors opening directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor spaces. Wood flooring runs throughout the ground floor, complementing the contemporary finish.

Upstairs are three well-proportioned bedrooms, along with a stylish contemporary fitted bathroom. The property also benefits from excellent storage throughout, ensuring practicality matches its attractive presentation.

Externally, the enclosed rear garden provides a private space for relaxing and entertaining, while to the front there is driveway parking for two vehicles, together with an integral garage providing further storage or parking potential.

The property is ideally positioned within walking distance of Park Gate village, with its range of shops, cafés and amenities. There is also an easy cut-through providing quick access towards Coldeast, while nearby railway stations offer convenient connections for commuters.







Entrance Hall

Living Room 20'1 x 10'6 (6.12m x 3.20m)

Family Area 11'5 x 11'2 (3.48m x 3.40m)

Study 8'4 x 6'2 (2.54m x 1.88m)

Kitchen/Breakfast Room 19'4 x 9'6 (5.89m x 2.90m)

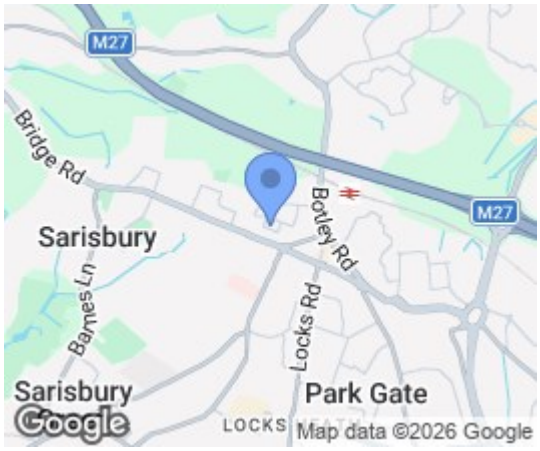
Bedroom One 10'8 x 10'3 (3.25m x 3.12m)

Bedroom Two 11'2 x 10'3 (3.40m x 3.12m)

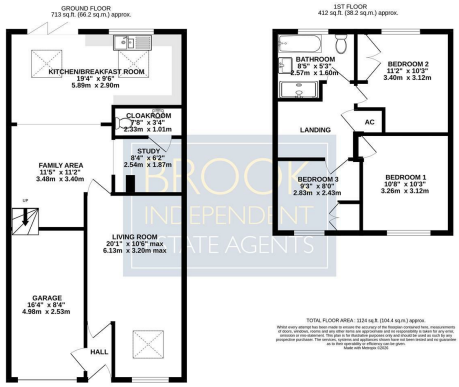
Bedroom Three 9'3 x 8' (2.82m x 2.44m)

Bathroom

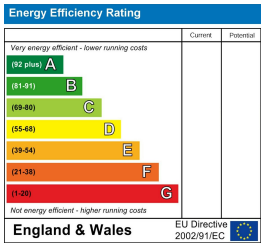
Area Map

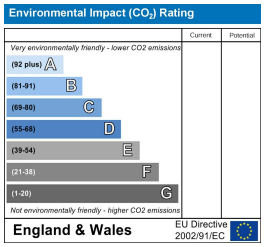


Floor Plans



Energy Efficiency Graph





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