



9 Upmill Close

West End, Southampton

- NO FORWARD CHAIN
- NEEDS RE-MODERNISING
- FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS

Offers In Excess Of - £550,000

EPC Rating

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Property Description

LOCATION Welcome to this ideally positioned property situated in beautiful Upmill Close, West End. Nestled within a thriving residential area, this desirable home benefits from immediate access to a variety of convenient local amenities. Enjoy a vibrant selection of shops, charming local restaurants, and everyday essentials just a short stroll from your front door—perfect for those who value both comfort and convenience in their daily living.

This prime location ensures effortless commuting connections, with easy access to major transport links offering direct routes to London, Southampton, and Portsmouth. Whether you're travelling for work or leisure, you'll enjoy the peace of mind that comes with such excellent connectivity.



PORCH A modern UPVC front door, complemented by an attractive UPVC side window. Step inside to discover wood-effect vinyl flooring, creating a warm and inviting first impression. The property is further enhanced by a UPVC double glazed door leading into the welcoming entrance hall, setting the tone for the quality you will find throughout the rest of the home.

ENTRANCE HALL Entrance hall, wood-effect vinyl flooring and warm radiator, offering immediate comfort as you arrive. The generous hallway grants access to all rooms as well as stairs leading to the upper levels, providing the ideal layout for convenient family living.

STUDY 8' 5" x 7' 9" (2.57m x 2.36m) A dedicated study, boasting a front-aspect double-glazed wooden window that welcomes natural light and creates an ideal environment for work or quiet reflection. Beige carpets and a dependable radiator ensure a warm and inviting atmosphere all year round.

KITCHEN/BREAKFAST ROOM 19' 11" x 11' 4" (6.07m x 3.45m) A spacious kitchen and breakfast room, thoughtfully designed with both everyday living and entertaining in mind. Its rear aspect ensures plenty of natural light, enhanced by a substantial wooden double-glazed window and patio access through a UPVC double-glazed door-perfect for those warm summer days.

Vinyl wood-effect flooring, storage with an under stairs cupboard and floor and wall-mounted oak cupboards, offering ample space for culinary essentials. Beautiful cream laminate worktops and stylish white tiled splashbacks blend modern flair with timeless elegance. The well-equipped kitchen features a stainless steel sink, a built-in fridge freezer, dishwasher, and provision for a washing machine, all seamlessly integrated for convenience. The centrepiece is the impressive Belling electric range oven and accompanying extractor, inviting home cooks to prepare delicious family meals while entertaining guests around a generously sized table.

DINING ROOM 12' 6" x 10' 5" (3.81m x 3.18m) Dining room, complete with wood effect vinyl flooring. Natural light pours in through the rear-aspect wooden double doors, seamlessly connecting the indoors to the garden-a perfect spot for entertaining or relaxing in privacy. Two well-positioned radiators ensure a cosy and comfortable atmosphere throughout the seasons.

SITTING ROOM 18' 11" x 16' 3" (5.77m x 4.95m) Step into the large sitting room, you are greeted by plenty of natural light flooding through two front aspect wooden double glazed windows, complemented by an additional side aspect window, ensuring a wonderfully bright and airy atmosphere throughout the day. The room is further



enhanced by a charming feature fireplace with an electric fire, creating an inviting focal point for cosy evenings in. A beige carpet adds warmth and comfort, while three radiators ensure this space remains snug all year round. Elegant double doors open elegantly, offering seamless flow for entertaining or relaxing alike.

CLOAKROOM, Featuring wood effect vinyl flooring, wooden double glazed window overlooking the rear aspect. The cloakroom also includes a WC, basin, and discrete radiator, offering comfort and convenience.

LANDING Spacious landing, highlighted by a rear aspect wooden double-glazed window. Natural light streams in, creating a welcoming atmosphere, while the handsome wooden bannister adds character and charm. Additional practical features include convenient loft access and a generous airing cupboard, perfect for household storage.

Beige carpeting flows seamlessly across the landing, complementing the modern radiator and providing exceptional comfort underfoot. All rooms are easily accessed from here, making the upper floor layout effortlessly functional.

BEDROOM ONE 16' 3" x 10' 2" (4.95m x 3.1m) The highlight of this impressive space is its triple front aspect wooden double glazed windows, welcoming an abundance of natural light and offering pleasant views of the surrounding area. Underfoot, a plush beige carpet provides a warm and soft finish, creating an atmosphere of relaxation.

Practicality meets elegance with built-in wardrobes that cater to your storage needs, while two efficient radiators guarantee comfort throughout the seasons. For added convenience, this bedroom enjoys private access to its own en-suite, perfect for ensuring a restful daily routine.

BEDROOM ONE EN-SUITE 6' 7" x 5' 1" (2.01m x 1.55m) The en-suite is impressively appointed, a mains shower within a cubicle, complemented by contemporary white tiles for a fresh, inviting feel. A rear aspect wooden window ushers in natural light, and practical touches such as a basin, WC, and radiator and vinyl flooring.

BEDROOM TWO 11' 6" x 10' 5" (3.51m x 3.18m) Spacious second bedroom, complete with a rear aspect wooden double glazed window that frames charming garden views. The room welcomes you with beige carpet underfoot and efficient radiator heating, ensuring year-round comfort. For added luxury and privacy, the bedroom boasts direct access to a modern en-suite shower room.

BEDROOM TWO ENSUITE 6' 10" x 5' 10" (2.08m x 1.78m) The en-suite is impressively appointed, a mains shower within a cubicle, complemented by contemporary white tiles for a fresh, inviting feel. A rear aspect wooden





window ushers in natural light, and practical touches such as a basin, WC, and radiator and vinyl flooring.

BEDROOM THREE 13' 6" x 9' 0" (4.11m x 2.74m)

Third bedroom, front aspect wooden double-glazed window, allowing plenty of natural light to flood the room. beige carpet, built-in wardrobe, and efficient radiator, the room provides ample storage and warmth, ensuring a relaxing sanctuary whatever the season.

BEDROOM FOUR 13' 6" x 6' 11" (4.11m x 2.11m)

Bedroom four featuring a rear aspect wooden double-glazed window that bathes the room in natural light, complemented by beige carpets and a modern radiator.



BEDROOM FIVE 9' 10" x 6' 8" (3m x 2.03m)

The bedroom boasts a front aspect, allowing for plenty of natural light through the wooden, double-glazed window-enhancing warmth and quiet. A beige carpet provides an inviting atmosphere, while a contemporary radiator ensures comfort all year round.

BATHROOM 6' 2" x 5' 4" (1.88m x 1.63m)

The bathroom featuring ceramic white tiled flooring, a white bath, basin, and W.C., complemented by white wall tiles. Natural light fills the space through a side aspect wooden double-glazed window, a modern radiator provides warmth, making the room perfect for unwinding after a long day.



REAR GARDEN Charming rear garden that promises enviable outdoor living. Bathed in natural sunlight, the space is perfectly arranged for both relaxation and entertainment. To the left, a dedicated patio area invites al fresco dining and summer gatherings, featuring a brick-built BBQ and a handy side access gate. To the right, you'll discover a generous decking area and a path edged with flourishing shrubs and carefully planted borders, leading towards a superb office and practical store-ideal for those working from home or in need of extra space.

GARAGE / OFFICE/ STORAGE 0m x 0m)

Boasting a multi-purpose garage that has been thoughtfully part-converted, you'll find a sleek home office equipped with power and lighting-perfect for professionals now working from home. Adjacent to the office, a good-sized store area with the same essential amenities provides ample space for hobbies, seasonal storage, or even a personal workshop. There remains a compact garage area, ideal for cycle or tool storage, further enhancing the property's flexibility.



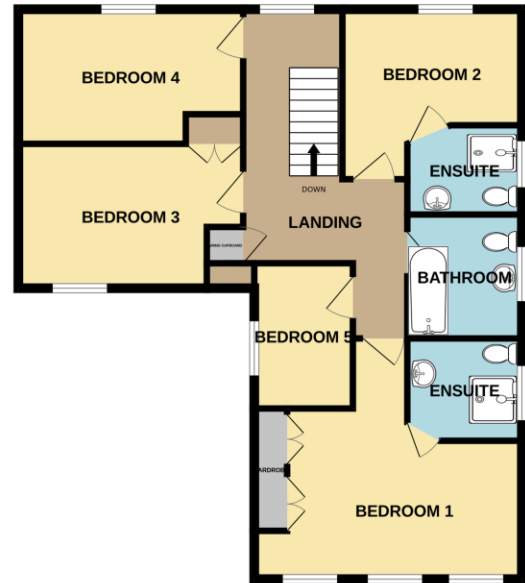
ADDITION INFORMATION This spacious family home offers an exceptional opportunity for those looking to put their own stamp on a property. Pleasing proportions throughout create a welcoming ambience, with each room representing a blank canvas for modernisation and personalisation.

The layout lends itself perfectly to family life, boasting generously sized spaces ideal for both daily living and entertaining. With the added appeal of being sold with no forward chain, buyers are afforded a swift and straightforward purchase process.

GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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