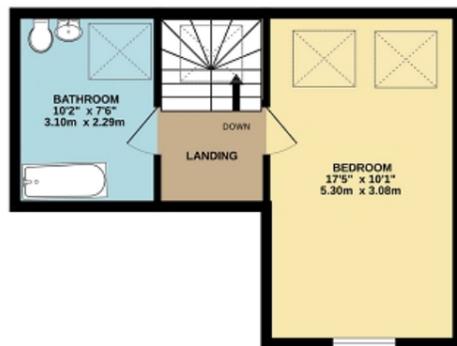


GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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ASKING PRICE

**£425,000**

Freehold

**Butts Road, Southampton, SO19 1BR**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



**Butts Road, , SO19 1BR**

**2 Beds - 2 Baths**

Brambles are delighted to market this newly constructed detached chalet bungalow with bedroom and bathrooms on each floor, built by Hi-Acre Homes Ltd to an exceptional standard throughout.

**FEATURES**

- Newly constructed chalet bungalow with 10 year new build guarantee
- Landscaped garden with porcelain tiled patio and laid to lawn area
- Block paved driveway to the front for two vehicles
- Solar panels
- Two double bedrooms and two bathrooms
- Open plan kitchen living room with bi-folding doors onto garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Bursledon | Warsash | Mayfair



Upon approach you are greeted by a block paved driveway providing off road parking for a minimum of two vehicles. The entrance hallway provides access to all rooms, a staircase with glass balustrade rising to the first floor and high quality Amtico flooring leading into the open plan kitchen living room. The kitchen is fitted with quartz worktops, dark shaker style matching wall and base units and premium integrated appliances. With bi-folding doors opening to the landscaped garden with a porcelain tiled patio, laid to lawn area and outside storage shed. The second bedroom and fully tiled shower room is also located on the ground floor, the bedroom again offers direct access to the garden with French doors. The ground floor has the additional benefit of Underfloor heating.

The first floor has a galleried landing with Velux windows allowing in wonderful natural light. The master bedroom has windows to the front and rear with plenty of space for wardrobes. An additional fully tiled bathroom is located on the first floor.

With fitted solar panels this eco friendly home is a must see to appreciate the generous accommodation on offer.



#### Hallway (13' 7" x 5' 9") or (4.14m x 1.74m)

Composite front door with double glazed, opaque panel windows to the top and panelling to the bottom. Laminate flooring. Moulded skirting boards. Spotlight inserts to the ceiling. Storage cupboard under the stairs. The stairway to the first floor is carpeted with a contemporary, black balustrade with glass panelling below. A second storage cupboard with access to the Megaflow water tank. The carpeted hallway leads to the bathroom and bedroom 2. Underfloor heating.

#### Bedroom 2 (8' 10" x 11' 0") or (2.69m x 3.36m)

Continuation of the laminate flooring. Double glazed, french patio doors with access directly on to the patio at the rear of the property. Moulded skirting boards. Spotlight inserts to the ceiling. Underfloor heating.

#### Shower Room (4' 5" x 7' 9") or (1.35m x 2.35m)

Double glazed, opaque, multi-panel window to the front of the property. Floors and walls are tiled. Walk-in shower with overhead rainfall shower and with a hand held shower attachment. Glass shower screen with black trim. Low level toilet, all enclosed. White hand basin with black mixer taps and a black vanity cupboard underneath.

#### Kitchen/Living Room (25' 1" x 14' 5") or (7.65m x 4.39m)

Open plan kitchen living room. Continuation of laminate flooring from the hallway. Double glazed, multi-pane window to the front of the property. Double glazed, bi folding doors to the back garden. Base units with intergrated fridge/freezer and dishwasher. Hotpoint electric hob with extractor fan. Island with sink and draining inserts. Under floor heating.



#### Landing (2' 2" x 5' 9") or (0.65m x 1.75m)

Continuation of the carpeted flooring. Velux window to the rear of the property. Moulded skirting boards. Insert spotlights in the ceiling. Eaves storage cupboard. Under floor heating.

#### Bedroom 1 (17' 5" x 10' 1") or (5.30m x 3.08m)

Continuation of carpeted flooring from the hallway. Double aspect room with double glazed, multi-pane windows to the front of the property and two double glazed Velux windows to the rear of the property. Insert spotlights to the ceiling. Moulded skirting boards. Radiator underneath the window to the front of the property.

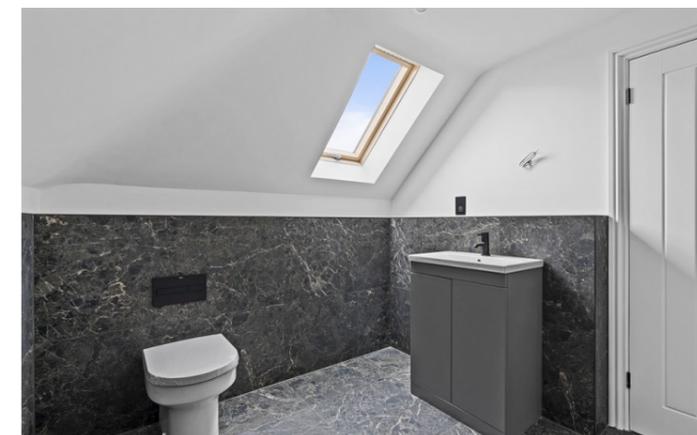
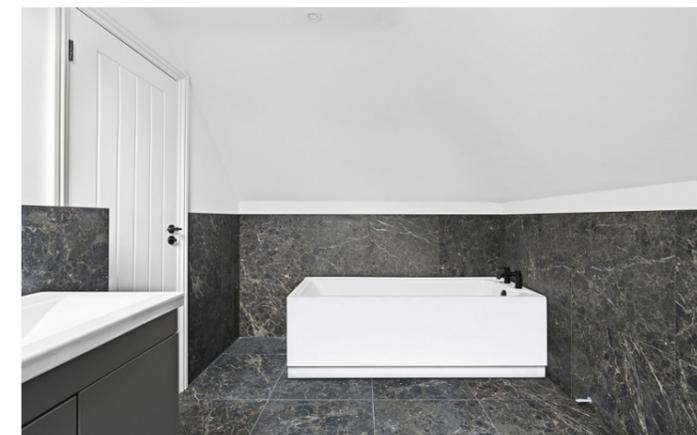


#### Bathroom (10' 2" x 7' 6") or (3.10m x 2.29m)

Double glazed Velux window to the rear of the property. Panelled bath with black mixed taps. Tiled floors. Half tiled walls. Low level toilet, all enclosed. White hand basin with black mixer taps and a black vanity unit underneath. Fixed shaving point. Insert spotlights and extractor fan.

#### Outside

A covered porch way to the front entrance of the property. A block paved driveway to the front of the property with space for two vehicles and an electric car charging point. Solar panels. Access to the side of the property. Landscaped rear garden with porcelain tiled patio and laid to lawn area, newly fenced.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.