

THE HOME AGENCY

'Passion for property'



4 Boldrewood Road, Bassett, Southampton, Hampshire, SO16 7BW

Asking Price £675,000

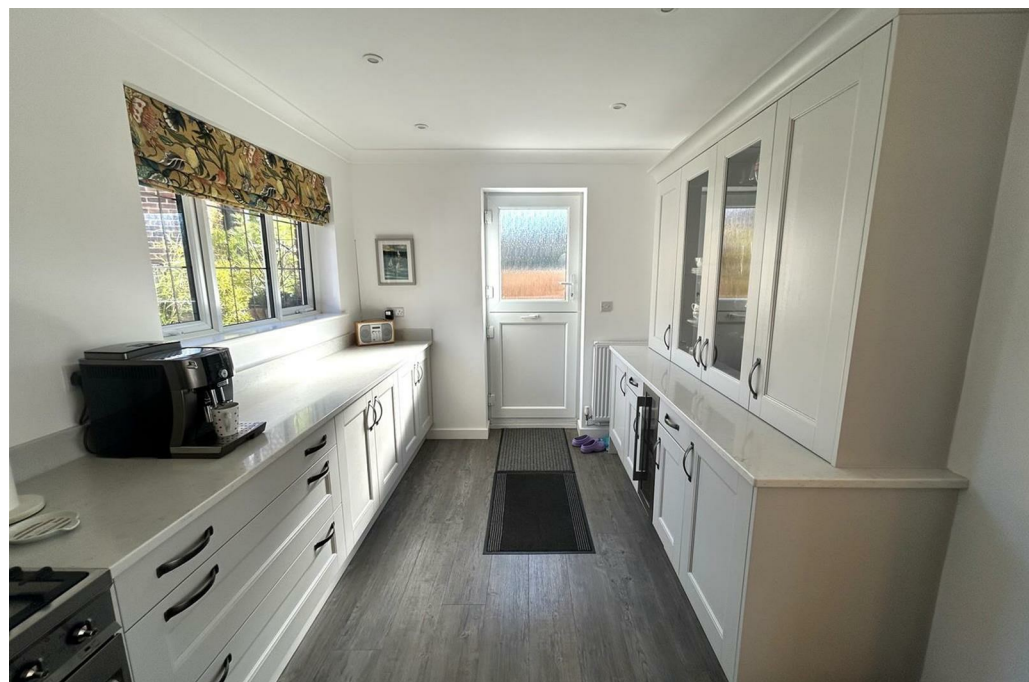
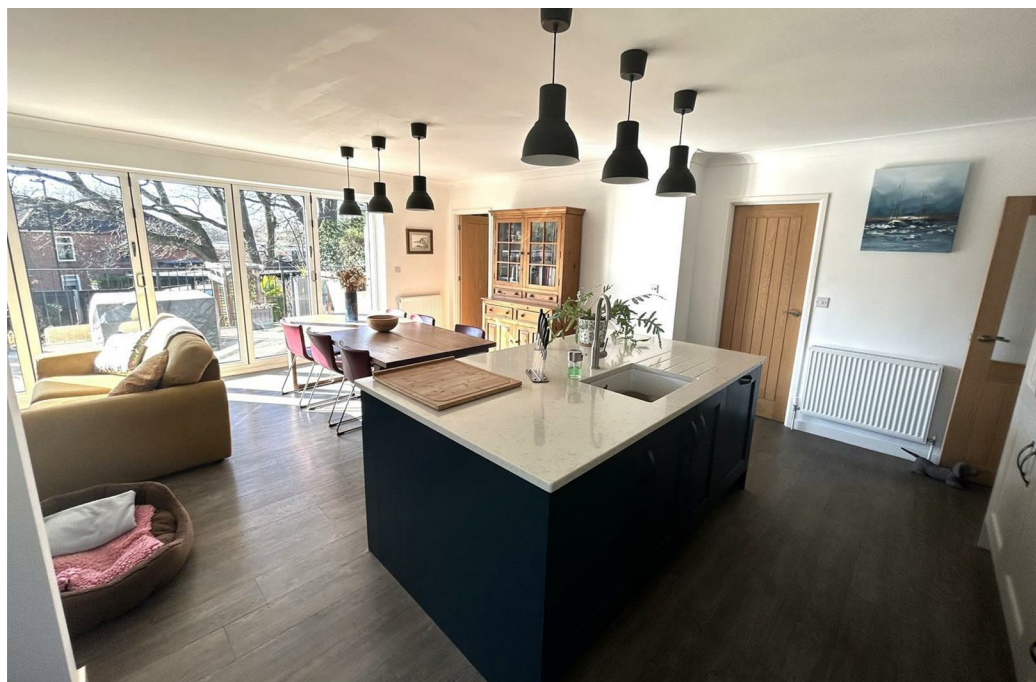
- Detached Chalet Bungalow
- Modern Kitchen
- Walk In Wardrobe
- Mature Gardens
- Three Bedroom
- Modern Bathroom
- Outside Office Space
- Large Living Area
- Master Bedroom Ensuite
- Drive Way

4 Boldrewood Road, Southampton SO16 7BW

The Home agency are delighted to offer for sale this beautifully presented extended three-bedroom property set in the ever-popular Bassett location. The property offers spacious family living with the benefit of being renovated to a high finish throughout. An early viewing is simply a must.



Council Tax Band: E



Reception

13'4 x 10'9

The house is accessed via a driveway and courtyard garden with mature shrublands. A double glazed composite door leads into the reception room, which comprises a smoothed ceiling with a smoke alarm, a double glazed window to the front aspect, an understairs storage cupboard, wall mounted radiator and a range of power points. The room gives access to the second bedroom, the lounge, and the first floor.

Second Bedroom

10'10 x 13'7

The second bedroom is on the ground floor. It comprises a smoothed and coved ceiling, a double glazed bay window to the front aspect, a wall mounted radiator, and a range of power points.

Lounge

18'4 x 12'0

The lounge consists of a smoothed and coved ceiling, a double glazed window to the front aspect, a wall mounted double radiator, and a range of power points including a telephone point and broadband connection. An archway gives access to a small, inner hallway with sunken spotlights.

Downstairs Shower Room

Accessed via the small, inner hallway, the downstairs shower room features sunken spotlights, a double glazed frosted window to the side aspect, a built in shower cubicle with a pressurized shower, a vanity unit with mixer tap over, a low level WC, and a wall mounted heated towel rail.

Kitchen Diner

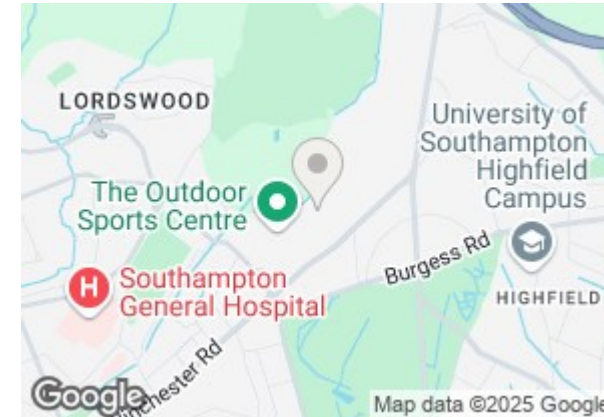
23'10 x 21'7

This large kitchen diner allows ample space for a dining room, extra seating, and a modern fitted kitchen. The seating area features a range of power points, three wall mounted double radiators, and large five-sleeve bifold doors to the rear aspect leading to a raised deck area. The kitchen comprises iron base level units with quartz work surfaces over, an integrated Smeg oven with extractor fan over, an integrated fridge freezer, a sink with drainage board and mixer tap over, a built in wine fridge, and a double glazed window to the front aspect.





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



Rear of Property

To the rear of the property is a raised decking area, built in composite, additional parking for one vehicle and a patio area accessed via the back door. The patio includes patio slabs and a shingled area, while the rest of the garden is laid to lawn with a potting shed and mature shrubbery. The garden leads to a summer house with power and lighting.

First Floor Landing

The staircase gives access to the first floor landing, which features two velux windows, storage to eaves, a range of power points, and an additional storage cupboard with heating and boiler control.

Master Bedroom

19'6 x 16'11

The master bedroom comprises sunken spotlights, double glazed windows and patio doors to rear aspect, two wall mounted double radiators, a velux window with a black out blind, a walk-in wardrobe with shelving and storage capacity, and a range of power points. The patio doors lead to a balcony.

Ensuite

The four-piece bathroom suite features a built-in shower with power shower attachments, a bath with mixer tap over, and built-in vanity unit with a sink and mixer tap over, and a low level WC. The ensuite comes with built-in storage, a double glazed frosted window to rear aspect, and a large heated towel rail.

Third bedroom

14' x 10'4

The third bedroom comprises a velux window with blackout blind, additional storage to eaves, a wall mounted radiator and a range of power points.

