



327 Butts Road, Sholing, Southampton, SO19 1BR

In Excess of £350,000

WHITE & GUARD

327 Butts Road

Sholing, Southampton

INTRODUCTION

A deceptively spacious and beautifully presented three/four bedroom detached family home. The property was built in 1987 and has been thoughtfully designed with the accommodation briefly comprising a lovely bright sitting room, separate dining/family room, conservatory, modern kitchen/breakfast room, four bedrooms (one bedroom on the ground floor), beautifully appointed en-suite and a stunning family bathroom complete with porcelain tiling and a jacuzzi/spa bath. Additional benefits include an attractive low maintenance rear garden, two driveways and a garage.

LOCATION

The property benefits from being within walking distance of the local shops and amenities. Sholing's infant, primary, junior and senior schools as well as train station are all close by, as is Bitterne and its thriving centre. The centre of Southampton which has a mainline railway station, along with Southampton Airport and all main motorway access routes are also within easy reach.

OUTSIDE

To the front of the property the garden has been planted with a selection of trees and shrubs with brick block paved driveway to one side providing off road parking for one car. There is then side access where there is a decked patio area leading through to the rear garden where there is an additional patio area spanning the width of the property, with the main part of the garden having been laid to astro turf. A set of steps to one side of the garden then leads down to the garage and an additional driveway to the rear of the property. The garage also has power and light.

- EPC Grade D
- Tenure - Freehold
- Southampton City Council - Band D





INSIDE: The house is approached via a pathway leading to a covered entrance porch which then opens directly to an entrance hall. From the hallway, a door to one side then leads through to a good-sized kitchen/breakfast room which has a double glazed window to the front. The kitchen itself has been fitted with a matching range of modern oak wall and base units with cupboards and drawers under. There is a built-in electric oven and hob with extractor over along with a circular bowl sink unit, plumbing space for both a washing machine and dishwasher and then further appliance space. The room also has attractive slate effect flooring, complementary tiling and spotlights. Bedroom four overlooks the front of the property and is a lovely light and airy room with wood effect flooring and fitted shelving to one wall. A small set of stairs then lead down to a further part of the hallway where there are a set of double doors that lead through to a lovely bright sitting room. This room has a set of double glazed sliding doors leading directly out onto the rear patio area, with the main focal point of the room then being the attractive fireplace with inset gas coal effect fire to one wall. The room also has oak effect flooring, wall lights, TV and various power points. The dining/family room has an under stairs cupboard to one side of the room, wall mounted bracket and TV point, an air conditioning/heating unit fitted to one wall, with the room then opening out into a UPVC double glazed conservatory which has oak effect flooring and sliding doors leading out onto the rear patio area. A modern downstairs cloakroom then completes the ground floor. The master bedroom has a double glazed window to the front, wall to wall fitted mirrored wardrobes along one wall with inset shelving and hanging space. A door to one side of the room then leads through to a modern en-suite shower room with suite comprising a fitted double width shower cubicle, wash hand basin set on vanity unit with cupboards below and matching WC. The room also has porcelain tiling to both walls and floors, an attractive shelf/recess with lighting and the room also benefits from spotlights. Bedroom two has a double glazed window overlooking the front of the property and a range of fitted mirrored wardrobes along one wall as well as having access to the loft. Bedroom three has a Velux window to the rear, fitted shelving to one wall and light wood effect flooring. There is then a stunning family bathroom which is fitted with a modern suite comprising a corner jacuzzi/spa bath with body jets and lighting, a wash hand basin set on vanity unit with cupboards below and matching WC. The room also has a heated towel rail, porcelain tiling to both floor and walls and then spotlights.

SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND

Superfast Fibre Broadband is available with download speeds of 63-80 Mbps and upload speeds of 19-20 Mbps. Information has been provided by the Openreach website.

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Disclaimer

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