



Woolston Road, Southampton

Hunters are delighted to bring to the market this double fronted detached family home situated in the sought after location of Butlocks Heath. This well presented property offers a spacious living accommodation throughout comprising modern fitted kitchen breakfast room, utility room, downstairs cloakroom, separate dining room, further reception room and a 28ft living room with log burning stove and doors opening to a large conservatory featuring a bar. Upstairs comprises four double bedrooms with four piece en suite to master bedroom, two further bedrooms with shower enclosures, family bathroom. The outside space is just as impressive featuring a double garage with electric up and over doors and two outbuildings attached ideal for office or games room, ample parking for several vehicles and a good size well maintained enclosed rear garden with a large paved patio ideal for entertaining and a further outbuilding being used as an office.

Asking Price £725,000

Council Tax: D



Woolston Road, Southampton

DESCRIPTION

Entrance Hall

Matwell flooring, Two Double glazed windows to side aspect, storage cupboard with fuse box and electricity meter, coving to ceiling with recessed ceiling spotlights, open plan to:

Front Approach

Small retaining brick wall to front, laid to lawn with pathway leading to front door, block paved double width driveway leading to detached double garage and side gated access.

Kitchen/Dining Room

16'3" x 12'1"

Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, space for fridge/freezer, space for range cooker, double glazed box window to front aspect, double glazed window to side aspect, double radiator, ceramic tiled flooring, open plan archway, door to:

Utility

11'10" x 6'7"

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine and dishwasher, space for tumble dryer, double glazed window to side aspect, ceramic tiled flooring, coving to ceiling, wall mounted concealed gas boiler.

Hallway

Double radiator, fitted carpet, open plan archway to Reception Room, door to:

Dining Room

12'1" x 12'1"

Double glazed box window to front aspect, double radiator, fitted carpet, coving to ceiling.

Reception Room

16'6" x 11'10"

Double glazed window to side aspect, radiator, chimney breast, fitted carpet, dado rail, decorative coving to ceiling, stairs to 1st floor landing, double glazed door to side, open plan archway to:

Inner Hallway

Built-in double wardrobe(s), fitted carpet, door to:

Cloakroom

Opaque double glazed window to side aspect, fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, double radiator, ceramic tiled flooring, coving to ceiling.

Living Room

28'7" x 11'8"

Double glazed windows to side and rear aspects, chimney breast with inset cast-iron wood burning stove with glass door with marble surround and Edwardian effect, white wood mantle over, wall mounted double radiator, fitted carpet, TV point, dado rail, decorative coving to ceiling, double glazed sliding patio doors to:

Conservatory

Double glazed construction with double glazed roof, power and light connected, two double radiators, ceramic tiled flooring, built in bar, double doors to garden..

First Floor Landing

Double glazed window to side aspect, fitted carpet, access to loft hatch, door to airing cupboard housing hot water tank and additional shelving, door to:

Master Bedroom

13'5" x 11'10"

Double glazed window to rear aspect, double radiator, fitted with a built-in wardrobe(s), matching dressing table, bedside cabinets and drawers, corner display shelf, fitted carpet, open plan to:

En-suite Bathroom

Fitted with four piece suite comprising deep bath, fitted inset wash hand basin in vanity unit with cupboards under, tiled shower enclosure with shower over and glass screen and close coupled WC, tiled surround with part mosaic tiling, two heated towel rails, opaque double glazed window to side aspect, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom 2

12'1" x 12'1" plus 7'6" x 7'6"

Double glazed window to front aspect, radiator, fitted carpet, built in wardrobes and built in shower cubical.

Bedroom 3

12'1" x 9'10"

Double glazed window to front aspect, double radiator, fitted carpet, half height wood panelled walls, sliding door to Storage cupboard, built in wardrobes, built in shower cubical.

Bedroom 4

9'6" x 8'7" plus 7'6" x 7'6"

Double glazed window to side aspect, radiator, fitted carpet, steps up to cabin bed.

Bathroom

Fitted with three piece suite comprising corner bath with separate shower over telephone style mixer tap, pedestal wash hand basin and low-level WC, double glazed window to side aspect, double radiator, fitted carpet, door to Storage cupboard.

Rear Garden

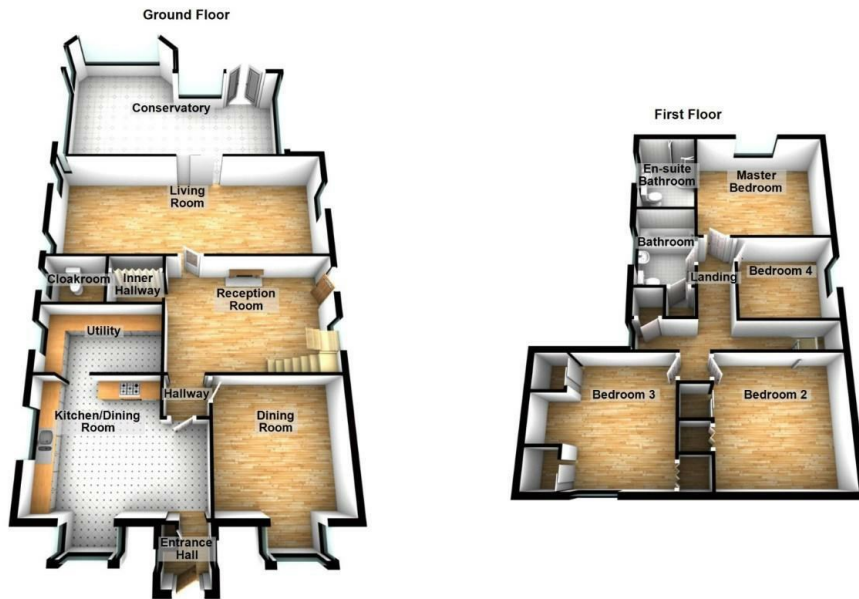
Good sized garden, enclosed by wooden panelled fence to rear and sides with mature hedge to rear, large paved patio seating area ideal for entertaining, mainly laid to lawn with raised flower beds, raised timber decking seating area, greenhouse, brick built office, further paved patio with stone pizza oven, side gated access, courtesy door to side of garage and doors to two further outbuildings.

Detached Garage/Outbuildings

Brick built detached double garage with electric up and over doors light and power connected, attached to the rear of the garage are good size brick built outbuildings ideal for office, gym or games rooms.

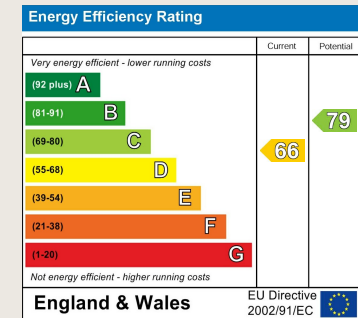






ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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