



**Connells**

Rother Dale  
Southampton



## Property Description

Welcome to your tranquil retreat in the heart of Sholing! Nestled in a serene cul-de-sac, this charming two-bedroom detached bungalow invites you with its welcoming driveway and garage.

Step inside to discover an immaculate open-plan living space, seamlessly integrating the lounge, modern kitchen, and diner, perfect for entertaining or unwinding.

The large bio-fold doors open to reveal a spacious rear garden, blending lawn and patio areas, complete with convenient shed and garage access.

With two double bedrooms and a nicely appointed bathroom, this home offers both comfort and convenience in a peaceful setting.

## Entrance Hall

Radiator. Laminate flooring.

## Lounge Kitchen Diner

Irregular Shaped Room 19' 4" x 17' 7" (5.89m x 5.36m)

Open plan living. Double glazed bio-fold doors to garden. Radiator. Vinyl flooring, TV port.

Fitted kitchen with wall and base units. Stainless steel sink and drainer. Integral oven and hob. Double glazed window to side aspect.

## Bedroom 1

11' 11" x 9' 5" (3.63m x 2.87m)  
Double glazed window to front aspect.  
Carpet. Radiator.

## Bedroom 2

11' 11" x 9' 1" (3.63m x 2.77m)  
Double glazed window to front aspect.  
Carpet. Radiator.

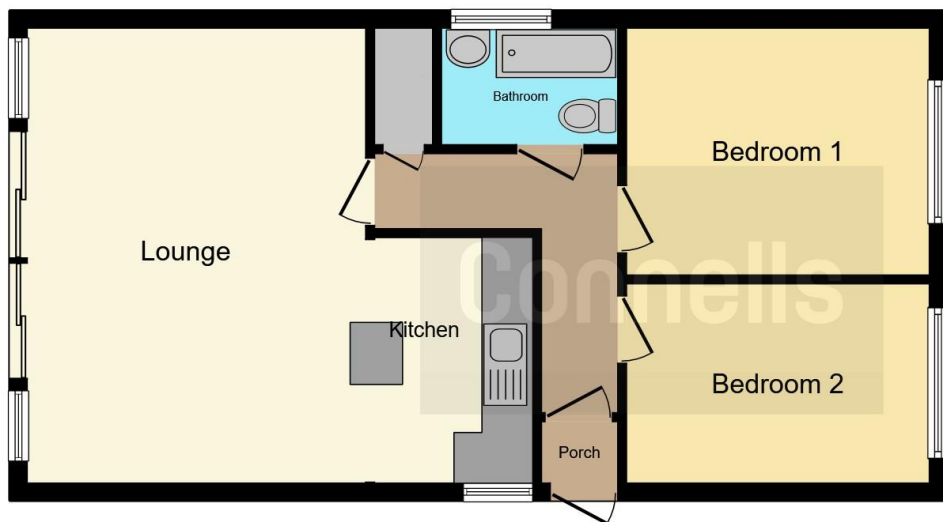
## Bathroom

Double glazed privacy window. Tiled floor to ceiling. WC. Wash hand basin unit. Shower over bath.

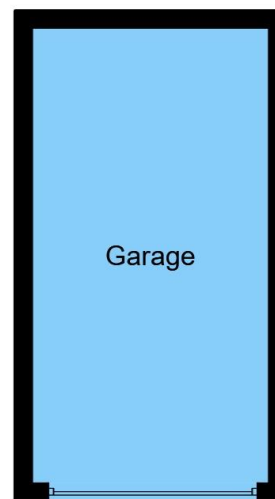
## Outside

To the front. Stoned driveway leading to garage.  
Rear garden. Access to garage. Lawn and patio areas. Shed.





**Floor Plan**



**Garage**



Awaiting Photograph

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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