

for sale

offers over **£390,000**



Butts Road Southampton SO19 1BT

This modernised 3-4 bed family home in the popular area of Sholing offers spacious and flexible accommodation throughout. The property is situated in the sought-after area of Sholing, within the catchment area of good schools. Two regular bus services provide fast connections to the city centre and other local amenities. Sholing train station is a short drive or walk away & there is easy access to the motorway network.

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Entrance Porch

Double-glazed door and side window, power socket, light

Hallway

Double-glazed entrance door, under-stairs storage, boiler cupboard, underfloor heating, power socket;

Downstairs Cloak Room

W/C, hand basin, light and ventilation fan;

Study/ Bedroom Four

10' 6" x 9' 7" (3.20m x 2.92m)

Double glazed window to front, underfloor heating with zone control, 3 double power sockets and data ports, 3 single lighting sockets, data / comms cabinet with BT telephone point and full fibre internet connections, "invisible" ceiling loudspeakers;

Lounge/Diner

20' 7" 'L' shaped x 20' 1" (6.27m 'L' shaped x 6.12m)

Triple glazed window and patio doors opening to patio, designer radiators, spotlights and centre lights to ceiling, lighting sockets for table / standard lamps, lighting "mood" control for various light scenes, plentiful power sockets, data ports, terrestrial TV socket, satellite dish connection, prewiring for surround sound speakers, new carpet recently laid, BT telephone point;

Kitchen

16' L shape x 12' 7" (4.88m L shape x 3.84m)

Double glazed window to side aspect, quartz work top, breakfast bar seating 4, slate tiled flooring with underfloor heating and zone control, single sink, 5-zone induction hob, counter-top extractor fan with remote control, integrated single oven, 2 integrated undercounter fridges, integrated undercounter freezer, 3 double and one triple power sockets, TV mount and power socket, data ports, glass sliding doors to utility room;

Utility

Double glazed door to rear, double glazed window to side, single sink, space and power for 3 appliances, plumbing for two appliances, extensive storage, indoor washing line, integrated frost-free freezer;

Stairs

low level automatic lighting, oak & metal handrails & balustrade;

Landing

Double glazed window to front aspect, radiator, access hatch to loft space, space for office / vanity area, storage cupboard, two double power sockets, two lighting sockets;



Bedroom One

10' 6" x 10' 6" (3.20m x 3.20m)

Double glazed window to rear, radiator, two power sockets with USB charging, two lighting sockets, high level TV power socket and data ports, spotlights, ceiling fan;

Bedroom Two

9' 9" max x 8' 8" max (2.97m max x 2.64m max)

Double glazed window to rear, radiator, built in wardrobes surrounding bed, double power socket, ceiling spotlights and centre light, bedside reading lights, high level TV power socket and data ports;

Bedroom Three/Dressing Room

10' 6" into wardrobe x 7' 7" into wardrobe (3.20m into wardrobe x 2.31m into wardrobe)

Double glazed window to front, radiator, built in wardrobes with integrated features and lighting, ceiling lighting, 2 double sockets and data ports;

Bathroom

Corner bath, separate shower enclosure with mixer shower, W/C, hand basin, fully tiled walls, heated towel rail, double glazed frosted window to rear, mirror cupboard;

Loft

Mainly boarded and fully insulated, with double power socket and lighting. Terrestrial TV aerial;

Front Driveway

Resin-bound decorative surface and driveway (to side) providing parking for approximately six cars, raised flower beds with mature shrubs, dwarf brick wall, provision for power socket, side access leading to rear;

Garage/Workshop

Electric roller shutter and side access door to front, 2 double windows to side, French doors to side providing access to rear garden. Light and power. Range of floor and wall units to far end for workshop / garden storage;

Rear Garden

100 ft (approx) garden, mainly secluded, mainly laid to lawn with mature trees and shrubs, raised patio area with power socket and water butt, provision for green house with power, provision for summerhouse with power, separate provision for hot tub power, underground rainwater harvesting tank (3000l);





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

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Property Ref: BTN107258 - 0012

Tenure: Freehold

EPC Rating: C

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