



Connells

Wallace Avenue
Botley Southampton

Wallace Avenue Botley Southampton SO32 2RQ

For sale
£450,000



Property Description

Ultra-Modern Four-Bedroom Family Home

Situated on Wallace Avenue, Southampton, this impressive four-bedroom home offers stylish, contemporary living with spacious accommodation throughout.

The ground floor features a very spacious lounge with a large bay window, creating a bright and welcoming reception room. The real heart of the home is the large ultra-modern kitchen and dining area, offering plenty of space for a dining table, additional sofa and family seating. French doors provide direct access to the rear garden, making this an ideal space for entertaining. There is also a modern downstairs cloakroom.

Upstairs, there are four generously sized bedrooms, with bedroom one benefiting from a modern en-suite. The remaining bedrooms are served by a stylish contemporary family bathroom.

Outside, the property boasts a great-sized, private rear garden which enjoys plenty of sunshine. There is a patio area and lawn, providing an excellent space for outdoor dining, entertaining or relaxing.

To the front is a driveway with EV charging point, along with the added benefit of a garage.

A fantastic modern family home offering generous living space, four good-sized bedrooms and excellent outside space. Internal viewing is highly recommended.

Entrance Hall

Double glazed window to side aspect. Gas central heating radiator. Laminate flooring. Storage cupboard. Understairs storage.

Downstairs Toilet

WC. Wash hand basin. Extractor fan. Gas central heating radiator. Modern.

Lounge

Double glazed bay window to front aspect. X 2 Gas central heating radiators. TV point. Carpeted. Large open space.

Kitchen / Dining Room

Double glazed window to rear aspect. French doors to rear garden. Open plan kitchen / dining area. Wall and base units. Integrated appliances. Gas hob. Boiler. X 2 Gas central heating radiators. Modern.

Landing

Loft access. Double glazed window to side aspect.

Bedroom 1

Double glazed window to front aspect. Gas central heating radiator. Large double. Carpeted.

En-Suite

WC. Walk in shower. Wash hand basin. Extractor fan. Shaving port. Gas central heating radiator. Modern.

Bedroom 2

Double glazed window to rear aspect. Gas central heating radiator. Carpeted. Large double.

Bedroom 3

Double glazed window to rear aspect. Gas central heating radiator. Carpeted. Large double.

Bedroom 4

Double glazed window to front aspect. Gas central heating radiator. Carpeted. Airing cupboard. Double room.

Bathroom

WC. Bath with shower. Wash hand basin. Extractor fan. Gas central heating radiator. Shaving port. Modern.

Rear Garden

Patio area. Grass. Outside tap. Electrics. Sun trap. Flower beds. Spacious. Private.

Parking

Driveway. EV Charger.

Garage

Up and over door. Electrics.

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

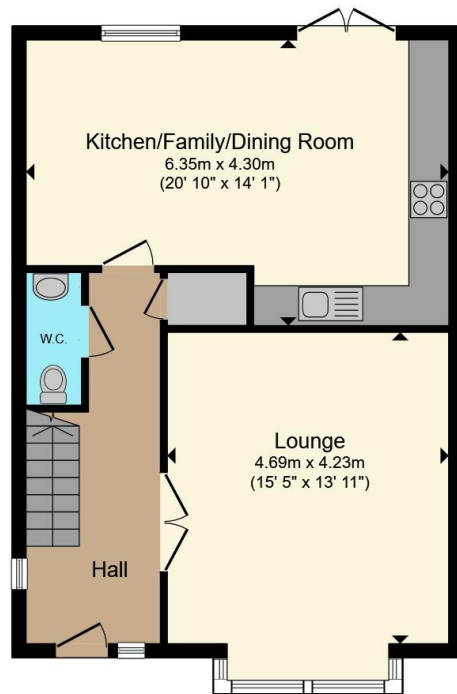
Key Features

- Ultra-modern four-bedroom family home
- Spacious lounge with large bay window
- Large modern kitchen/diner with French doors
- En-suite to principal bedroom
- Modern family bathroom & downstairs WC
- Private, sunny rear garden with patio and lawn
- Driveway with EV charging point
- Garage for parking/storage

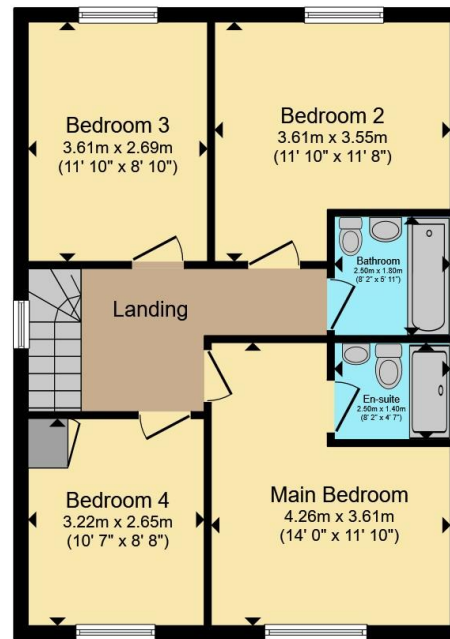




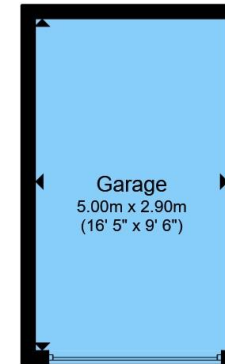




Ground Floor



First Floor



Garage

Total floor area 131.3 m² (1,413 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107953



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