



Butts Road, Southampton SO19 1BN

welcome to

Butts Road, Southampton

* THREE BEDROOM SEMI-DETACHED HOUSE * TWO RECEPTION ROOMS & CONSERVATORY * UTILITY ROOM * DOWNSTAIRS BATHROOM & UPSTAIRS SHOWER ROOM * FANTASTIC REAR GARDEN * DRIVEWAY FOR 2/3 CARS * LOCAL AMENITIES & SCHOOLS NEARBY *

Front Garden

Paved driveway for two/three cars, property access, side access.

Entrance Hall

Access to all rooms, stairs leading to first floor.

Lounge

13' 7" x 11' 11" (4.14m x 3.63m)
Double glazed bay window to the front aspect, gas radiator, carpet throughout.

Second Reception Room

13' 7" x 13' 4" (4.14m x 4.06m)
Double glazed window to the side aspect, carpet throughout, under stairs storage.

Kitchen

12' 10" x 11' 9" (3.91m x 3.58m)
Wall and base cupboard units, double electric oven, under counter white good appliances, integrated appliances, quartz sink and drainer, access to conservatory and utility, double glazed window to the rear aspect, space for dining table and chairs.

Utility Room

6' 7" x 4' 6" (2.01m x 1.37m)
White good appliances, added storage.

Conservatory

12' 10" x 10' 1" (3.91m x 3.07m)
Double glazed window to the rear aspect, patio doors leading to garden, double glazed window to the side aspect, laminate flooring.

Bathroom

Bath tub, shower head, low level w/c, wash hand basin with storage underneath, tiled walls, heated towel rail, double glazed window to the side aspect.

Landing

Access to all rooms, loft hatch, carpet throughout.

Bedroom One

11' 11" x 11' 8" (3.63m x 3.56m)
Double glazed bay window to the front aspect, gas radiator, carpet throughout, built in wardrobes.

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)
Double glazed window to the rear aspect, carpet throughout, built in storage, gas radiator.

Bedroom Three

10' 9" x 10' 5" (3.28m x 3.17m)
Double glazed window to the side aspect, gas radiator, carpet throughout.

Shower Room

Walk-in shower, wash hand basin, low level w/c, double glazed window to the side aspect.

Rear Garden

Landscaped rear garden with patio area, pergola with seating area, well-maintained lawn, planted borders, vegetable patch, outdoor workshop.





This well-presented three bedroom semi-detached house offers generous living space and a fantastic layout, making it an ideal home for families.

The ground floor features two bright and versatile reception rooms, perfect for both relaxing and entertaining. A fitted kitchen provides ample storage and workspace, leading through to a practical utility room. To the rear, a conservatory offers additional living space with views over the garden, while a convenient downstairs bathroom adds to the home's functionality.

Upstairs, the property comprises three well-proportioned bedrooms and a modern shower room.

Externally, the standout feature is the impressive rear garden - generous in size, beautifully landscaped, and well maintained, offering a wonderful outdoor space for entertaining, children's play, or simply unwinding. To the front, a driveway provides off-road parking for two to three vehicles.

Situated in a fantastic location, the property benefits from easy access to local amenities, reputable schools, and excellent transport links, making it perfectly suited for family living. Early viewing is highly recommended to fully appreciate all this home has to offer.



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welcome to

Butts Road, Southampton

- Three Bedroom Semi-Detached House
- Two Reception Rooms & Conservatory
- Utility Room
- Fantastic Rear Garden
- Driveway for 2/3 Cars

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£350,000



Total floor area 118.9 m² (1,280 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



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