HUNTERS®

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Woolston Road

Butlocks Heath, Netley Abbey, SO31 5FN

Offers In Excess Of £300,000

2 1 2 C

- Character Cottage
- Separate Dining Room
- Modern Four Piece Bathroom
- Freehold
- Large Workshop
- Sitting Room
- Refitted Kitchen
- Beautifully Presented
- 30m South Westerly Garden

Tel: 023 8045 8054

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Offers In Excess Of £300,000

Hunters - Netley Abbey are delighted to bring to the market this well presented character cottage situated in the sought after Butlocks Heath area of Netley Abbey. The property has been tastefully updated by the current owners giving it a light and airy feel throughout. Comprising living room, separate dining room, modern fitted kitchen, two double bedrooms and a spacious modern four-piece family bathroom suite. Further features include off road parking and a landscaped rear garden with sunny WSW aspect backing on to woodland.

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Front Approach

Front garden enclosed with wooden picket fence with gate to gravelled frontage. Steps to side entrance., with double glazed front door. Shared driveway to gated hardstanding providing off road parking. Pedestrian gate to rear garden.

Kitchen

9'9" x 6'8" (2.97m x 2.03m)

Double-glazed door to side aspect and double-glazed window to rear aspect with views across the garden. The kitchen has been re-fitted with a matching range of base and eye level units providing cupboard and drawer storage with worktop space over. Stainless-steel sink and drainer unit with mixer tap. Integrated fridge/freezer and integrated slimline dishwasher. Space and plumbing for washing machine. Inset four-ring, ceramic hob with extractor hood over and a built-in, eye-level electric oven. Wood effect laminate flooring and recessed ceiling spotlights. Glass panelled door to:

Dining Room

12'6" x 11'5" (3.81m x 3.48m)

A double aspect room with two double glazed windows to side aspect and a double-glazed door to garden. Under-stairs storage cupboard, wood effect laminate flooring, radiator, wall panelling, stairs to first floor. Doorway to

Living Room

11'5" x 10'1" (3.48m x 3.07m)

Double-glazed bow window to front aspect, wall panelling, radiator, wood effect laminate flooring, TV point.

Landing

Double-glazed window to side aspect, fitted carpet, doors to:

Bedroom 1

11'5" x 10'1" (3.48m x 3.07m)

Double-glazed window to front aspect, a matching range of built-in storage including two mirror fronted wardrobes, drawers and over head storage, radiator, fitted carpet.

Bedroom 2

9'8" x 8'2" (2.95m x 2.49m)

Double-glazed window to rear aspect, radiator, fitted carpet, built-in over stairs storage, access to part boarded loft via hatch and pull down wooden ladder.

Bathroom

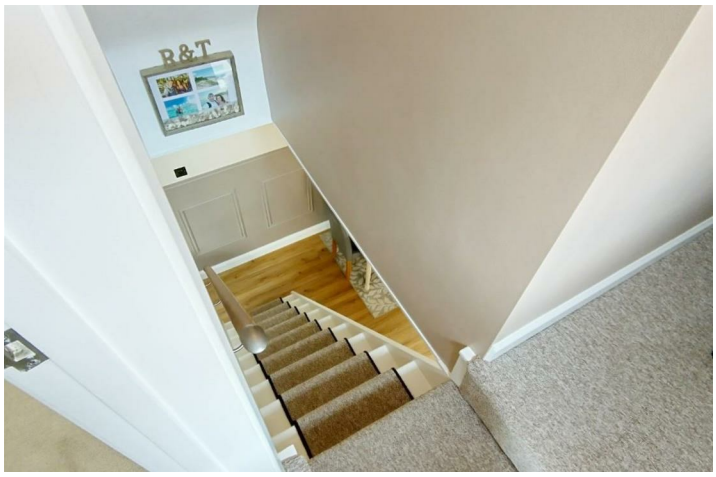
Opaque double-glazed window to rear aspect. Fitted with a four-piece suite comprising; spa bath, in-vanity wash-hand basin with cupboards under, tiled shower enclosure with electric shower, concealed flush WC, tiled surround. Concealed combination boiler, tiled flooring, recessed ceiling spotlights.

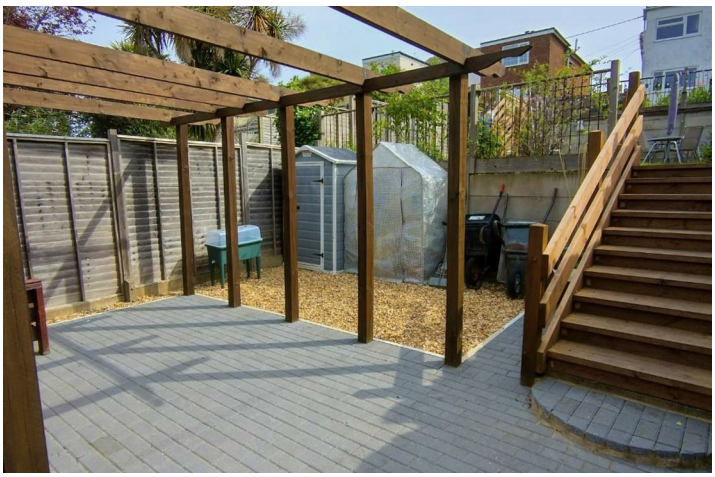
Rear Garden

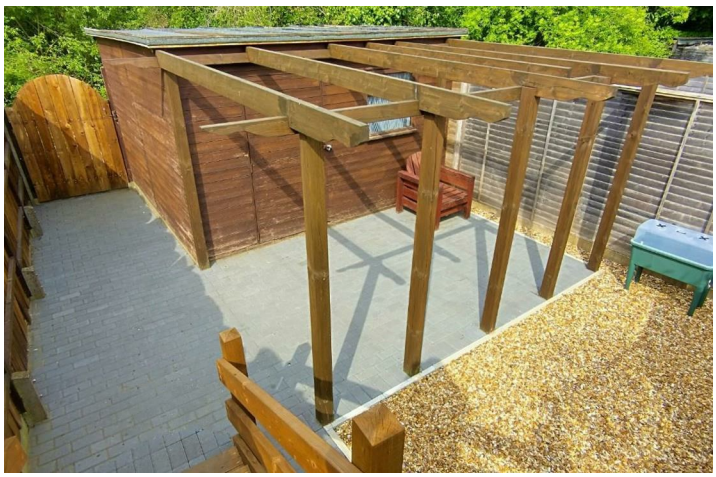
A particular feature of the property, the rear garden extends to about 30m (98') and benefits from a sunny WSW aspect. The garden has been landscaped to take advantage of the natural geography and now provides distinct zoned areas. There is a patio adjoining the rear of the house bordering a lawned area. From the brick-block parking area, steps lead down to another patio - the perfect spot for outside entertaining which borders another lawned area. From here, a few more steps lead to another block-paved patio, with a timber pergola over and gravel area. Large wooden workshop (14ft x 12ft).

Floorplan

Ground Floor
Approx. 329.5 sq. feet
Kitchen
Dining Room
Living Room
First Floor
Approx. 329.5 sq. feet
Bathroom
Bedroom 2
Landing
Bedroom 1







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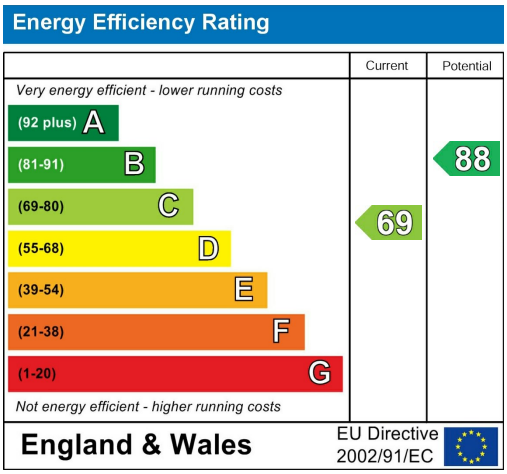
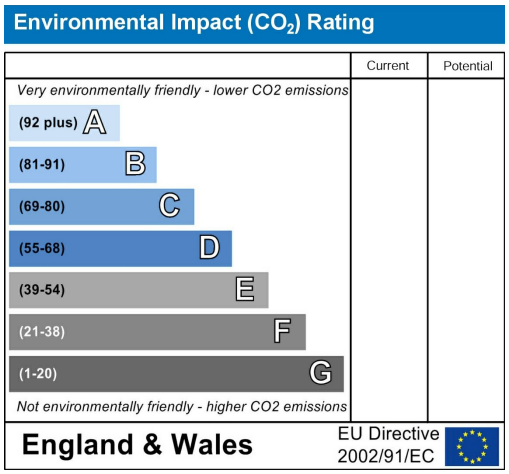
Energy Efficiency Graph

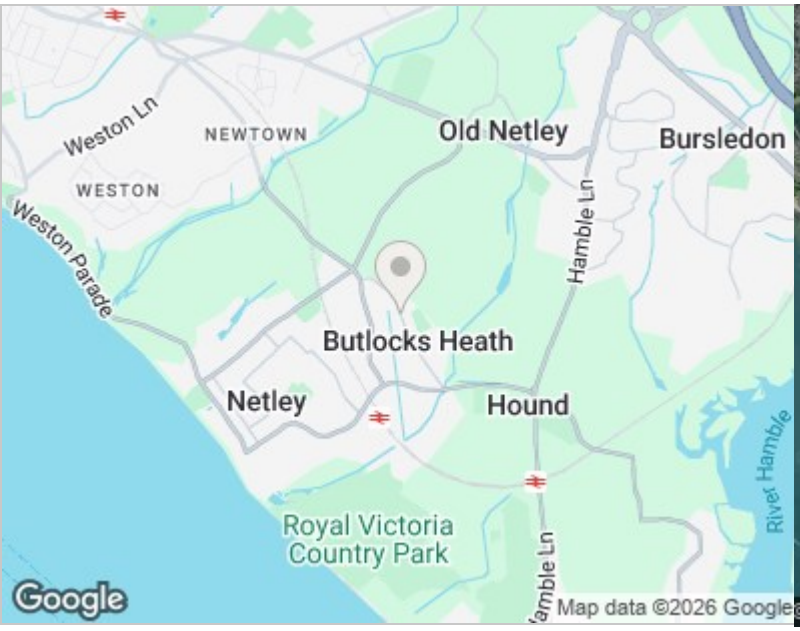




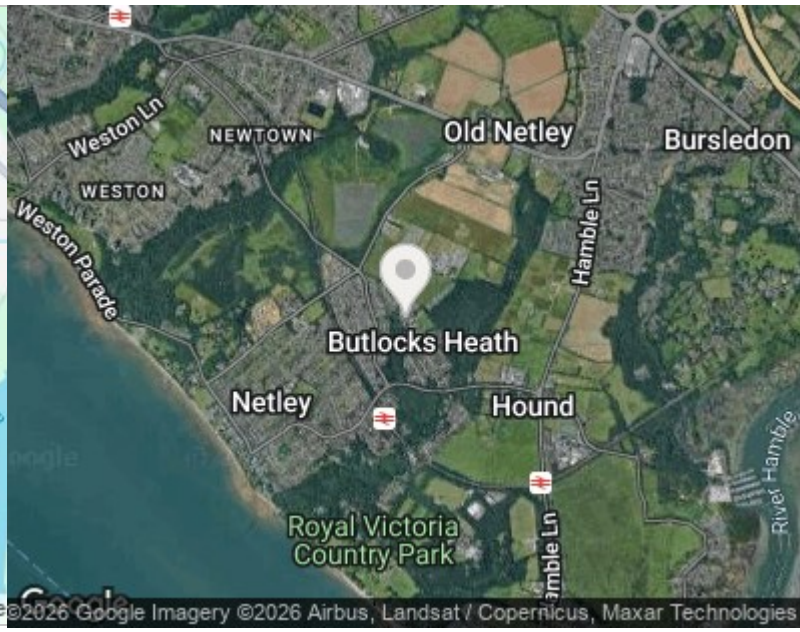
Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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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The Property Ombudsman