

£550,000
Freehold

2 Appletree Court, Botley

Southampton, Hampshire SO30 2GS





Quick View

4 Bedrooms	Garage
2 Living Rooms	1 Bathroom
Link Detached House	EPC Rating D
Driveway Parking	Council Tax Band E

Reasons to View

- The historic market town of Botley with its thriving High Street is only a five-minute walk from your front door, offering a traditional feel with local restaurants and shops, a real step back in time
- The re-fitted kitchen (2022) offers all the practicality you need, opening onto the dining room, which offers a very social space. A great place to make memories.
- The 22’ living room with log burner has dual aspect windows and is a great family space complimented on the ground floor by a further snug or fourth bedroom and utility room.
- Three double bedrooms on the first floor provide all the space you need for the family, or guests served by the re-fitted shower room.
- A gardeners' paradise awaits with mature planting, lawned area and a pergola providing an alfresco dining or relaxation space, perfect for those long hot summer evenings.
- Our seller has already found their chain free onward purchase and are ready for their family home to go to its new custodians.

Description

Situated in a cul-de-sac position, this very attractive family home offers spacious accommodation ideal for a growing family. The current owners have maintained it meticulously since 2000 with replacement windows, new kitchen, shower room, internal oak doors and gardens that are truly beautiful.
The light stone driveway provides side-by-side parking. The composite entrance door leads you into the light reception hall and accesses the ground floor cloakroom with W.C. and vanity basin. A dual-aspect living room with a log burner and patio doors leading directly to the garden. There is also a fourth bedroom or snug. The open-plan kitchen is well served with working areas, storage above and below, an electric rangemaster cooker with five-ring induction hob alongside the inset ceramic sink, integrated fridge and integrated dishwasher. There are dual aspect windows and a side entrance door. The dining space allows further light in through the picture window. The utility room provides additional storage with an inset circular basin, gas-fired Glow Worm boiler and integral access to the garage, which has power and light connected and an electric roller door.

On the first floor, the landing provides an airing cupboard with cylinder, and you will find additional storage above the stairs and access to the loft space. The first bedroom has a range of built-in wardrobes and access to the eaves' storage space. Bedrooms two and three are both good-sized double bedrooms. The shower room comprises a white three-piece suite comprising W.C. corner shower with rain shower head, vanity unit and heated towel rail.
Outside, the beautifully manicured gardens provide a lawned area, well-stocked borders, a cedar summer house and al fresco dining area, all being enclosed by high-level wooden fence panelling. A further side garden has the green house and gated access to the front garden. Parking is provided to the front for up to three vehicles.

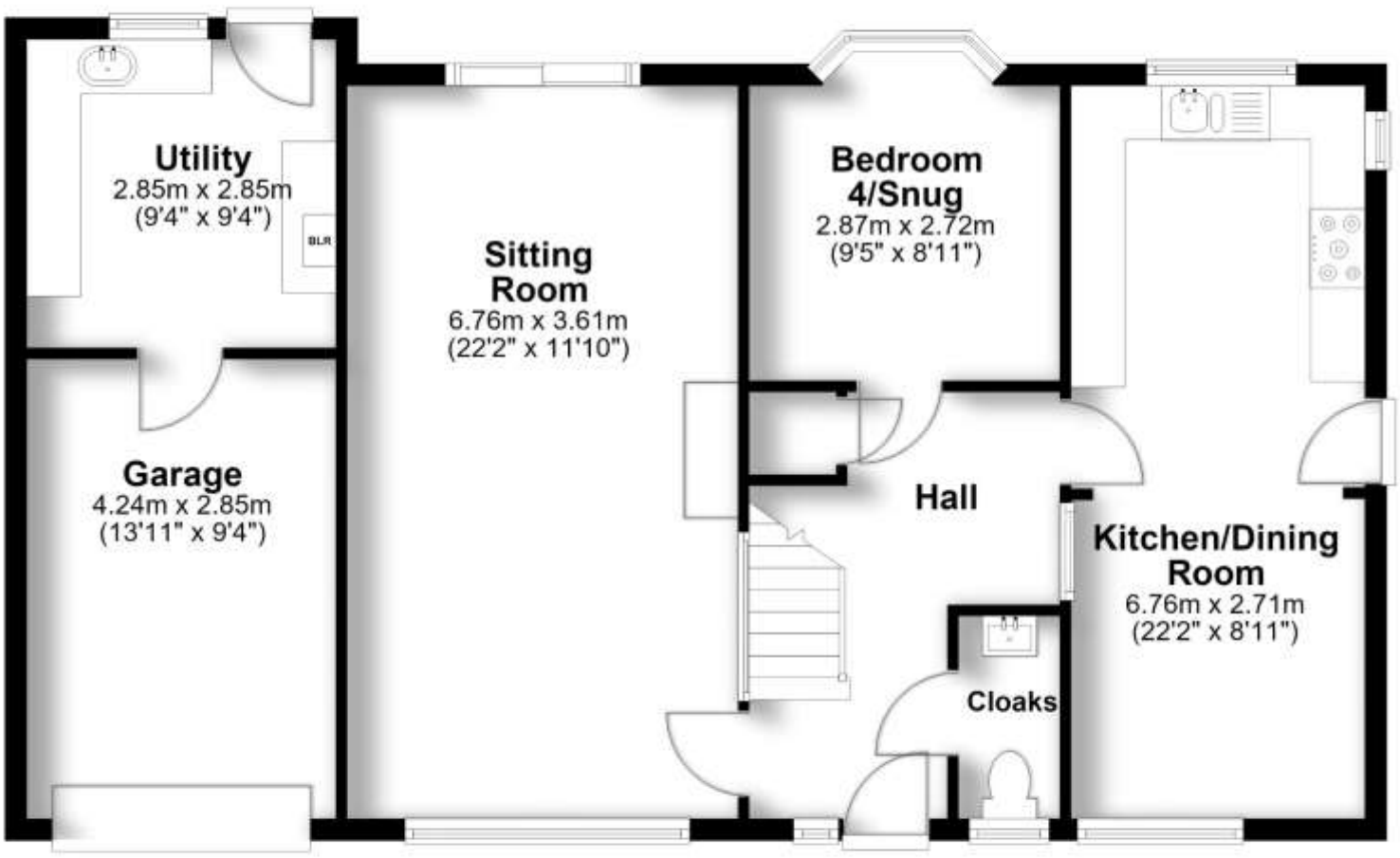
Directions

https://what3words.com/chairing.strategy.says

Ground Floor

Main area: approx. 63.5 sq. metres (683.9 sq. feet)

Plus garages, approx. 12.1 sq. metres (129.9 sq. feet)
Plus outbuildings, approx. 8.1 sq. metres (87.2 sq. feet)

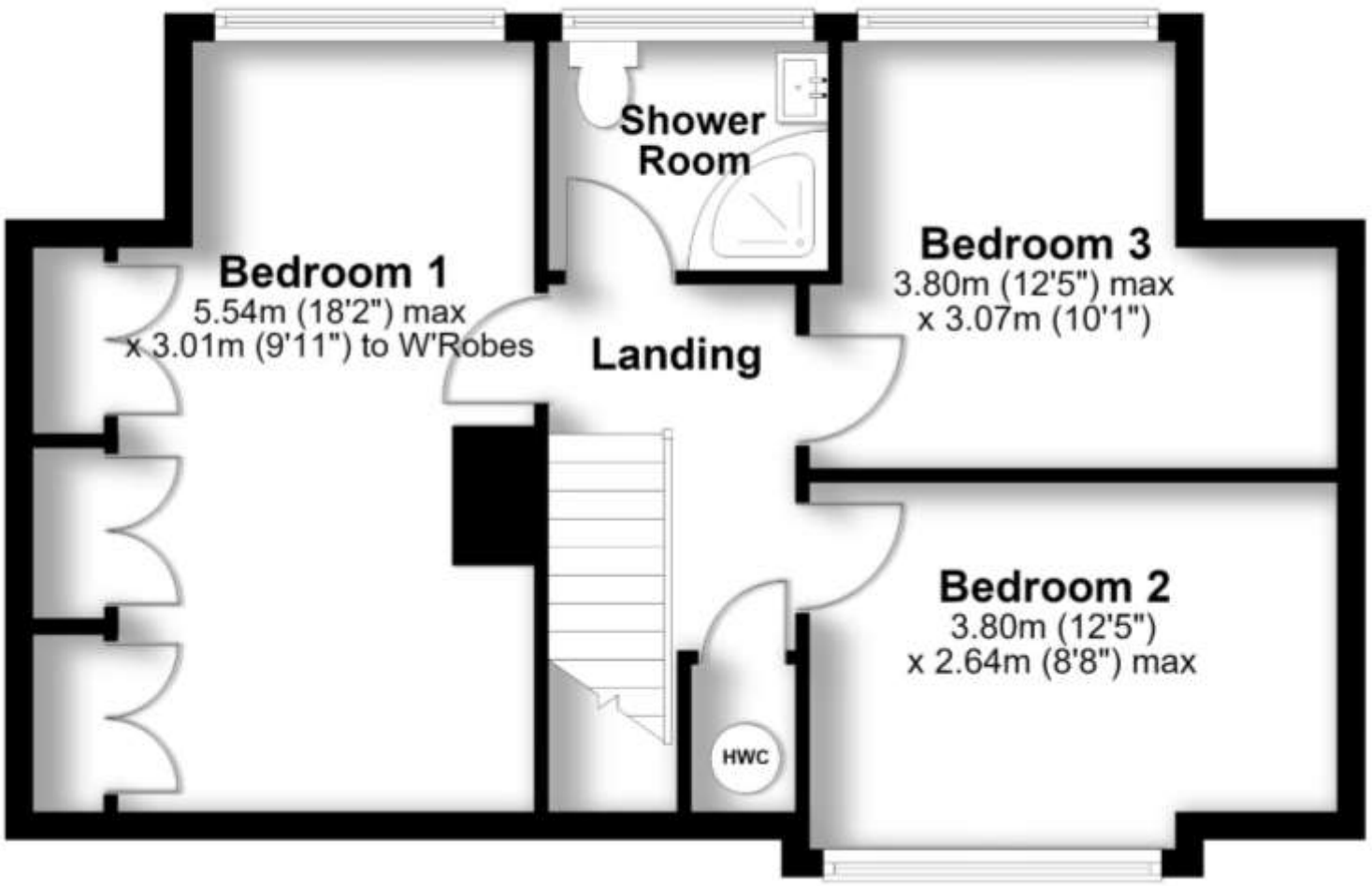


Main area: Approx. 112.6 sq. metres (1212.0 sq. feet)

Plus garages, approx. 12.1 sq. metres (129.9 sq. feet)
Plus outbuildings, approx. 8.1 sq. metres (87.2 sq. feet)

First Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



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