



Woolston Road

Butlocks Heath, Netley Abbey, SO31 5FN

Offers In Excess Of £315,000



- Character Cottage
- Off Road Parking
- Sought After Location
- Beautifully Presented
- Good Size Rear Garden

- Two Double Bedrooms
- Modern Four Piece Bathroom
- Easy Access To Amenities
- Freehold
- Large Workshop

Woolston Road

Butlocks Heath, Netley Abbey, SO31 5FN

Offers In Excess Of £315,000



Hunters are delighted to bring to the market this well presented and charming character cottage situated in the desirable area of Butlocks Heath. 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 for one vehicle via a shared driveway and a good size landscaped tiered rear garden.

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)

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 over, integrated fridge/freezer and slimline dishwasher, space and plumbing for washing machine, built-in oven, electric hob with extractor hood over, double glazed window to rear aspect with views over the garden, wood effect laminate flooring with recessed ceiling spotlights, double glazed side door. Glass panelled door to:

Dining Room

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

Two double glazed windows to side, double glazed door to garden, under-stairs storage cupboard, effect wooden laminate flooring, radiator, wall panelling, stairs to first floor, opening 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

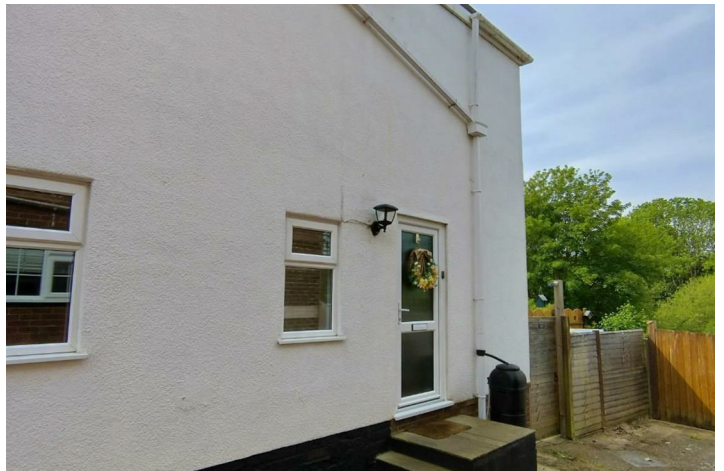
Fitted with four piece suite with comprising spa bath, inset wash hand basin with cupboards under, tiled shower enclosure with electric shower, close coupled WC, tiled surround. Opaque double glazed window to rear aspect, concealed combination boiler, tiled flooring, recessed ceiling spotlights.

Rear Garden

Gated vehicular access to block paved hardstanding, pedestrian side gate to paved patio area. Steps up to rear door to Dining Room. Tiered land scaped garden with steps down to a large wooden workshop (14ft x 12ft) with additional block paved patio with wooden pergola over.

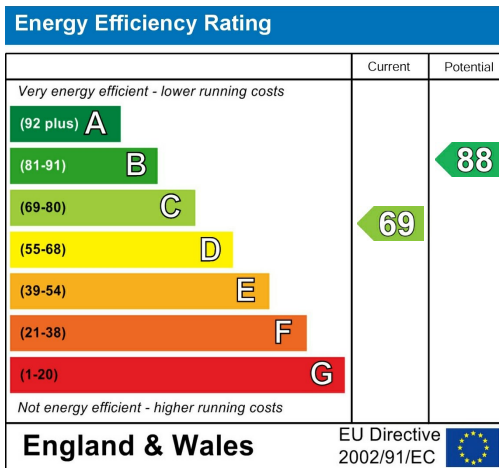
Floorplan







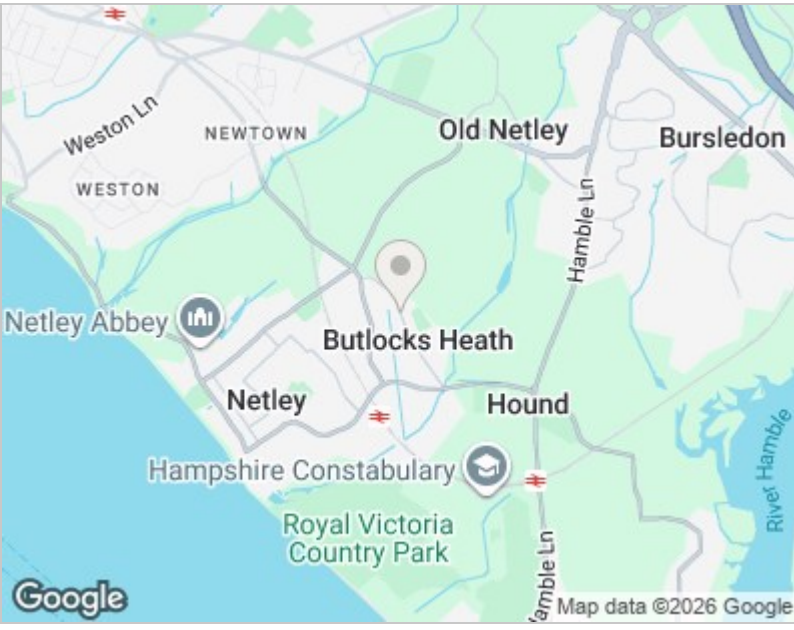
Energy Efficiency Graph



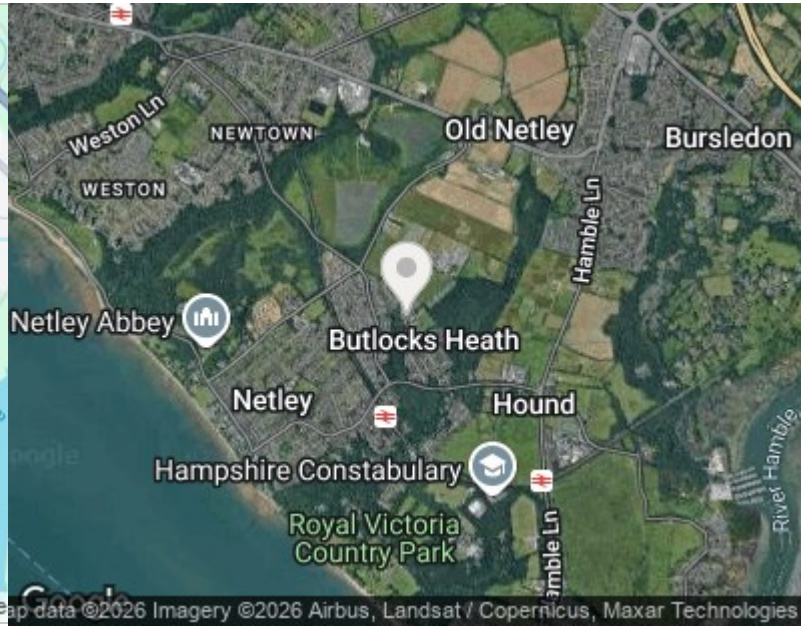
Viewing

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





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.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG
Tel: 023 8045 8054 Email: netleyabbey@hunters.com
<https://www.hunters.com>

