




£367,500
Freehold

11a Botley Road, Park Gate
Southampton, Hampshire SO31 1AH



Quick View

	3 Bedrooms		Part Converted Garage
	1 Living Room		2 Bathroom
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- This is a great location if you want to be close to local shops; a choice of pubs and eateries are within walking distance, and you're also in the catchment of Brookfield School.
- A commuters delight! Just a 5-minute walk to the train station, a bus stop is close by and its easy access to the A27 & M27.
- Plenty of parking here! A block paved driveway easily provides parking for up to 6 cars - ideal if you have a motorhome to park.
- An open plan arrangement downstairs is perfect for entertaining, with a conservatory bringing the outside in for those family BBQs in the warmer months.
- With a downstairs cloakroom, Ensuite and family bathroom, there will be no queues here in the morning.
- Sunworshippers dream! With a south westerly garden, you can enjoy the best hours of the day throughout the year.

Description

If you are looking for a home to grow into, or one to downsize, then this tidy modernised home is perfect for you. A new kitchen has been fitted by the current owner and made open plan to provide a lovely flowing downstairs arrangement. All the hard work has been done here, with modern bathrooms and a low-maintenance garden, meaning you can enjoy your weekends with very few chores. An entrance porch is perfect for parking a push chair and kicking off your shoes before entering the main door. Downstairs, it has sleek wood-effect flooring giving it a tidy modern look. Off the hall there's a handy downstairs cloakroom with the boiler, a versatile games room/study which has been converted from the garage, and doors to the open-plan lounge and kitchen.

The recently re-fitted kitchen is well planned with high gloss white units with integrated appliances, including a dishwasher, washing machine, induction hob and cooker. Pan drawers, under unit lighting and a wine cooler complete the look, and there's a useful breakfast bar, ideal for watching over the children doing homework whilst cooking up a storm.

The sitting dining room has a fitted entertainment unit with an electric flame effect fireplace, and patio doors lead into the conservatory.

Upstairs, the landing has access to the loft. The main bedroom is fitted with wardrobes and has a white ensuite with a corner shower. The other two bedrooms share the family bathroom, which is tastefully fitted with a feature roll top and claw feet bath to retreat to and enjoy a soak after a long day.

Outside, to the front, the property has a block paved drive with generous parking for up to six cars. The garage door remains, providing storage ideal for bikes and kayaks. A side gate gives access to the low-maintenance garden, which is laid mainly to lawn and a patio, leaving you time to enjoy relaxing in the sunny south-westerly aspect.

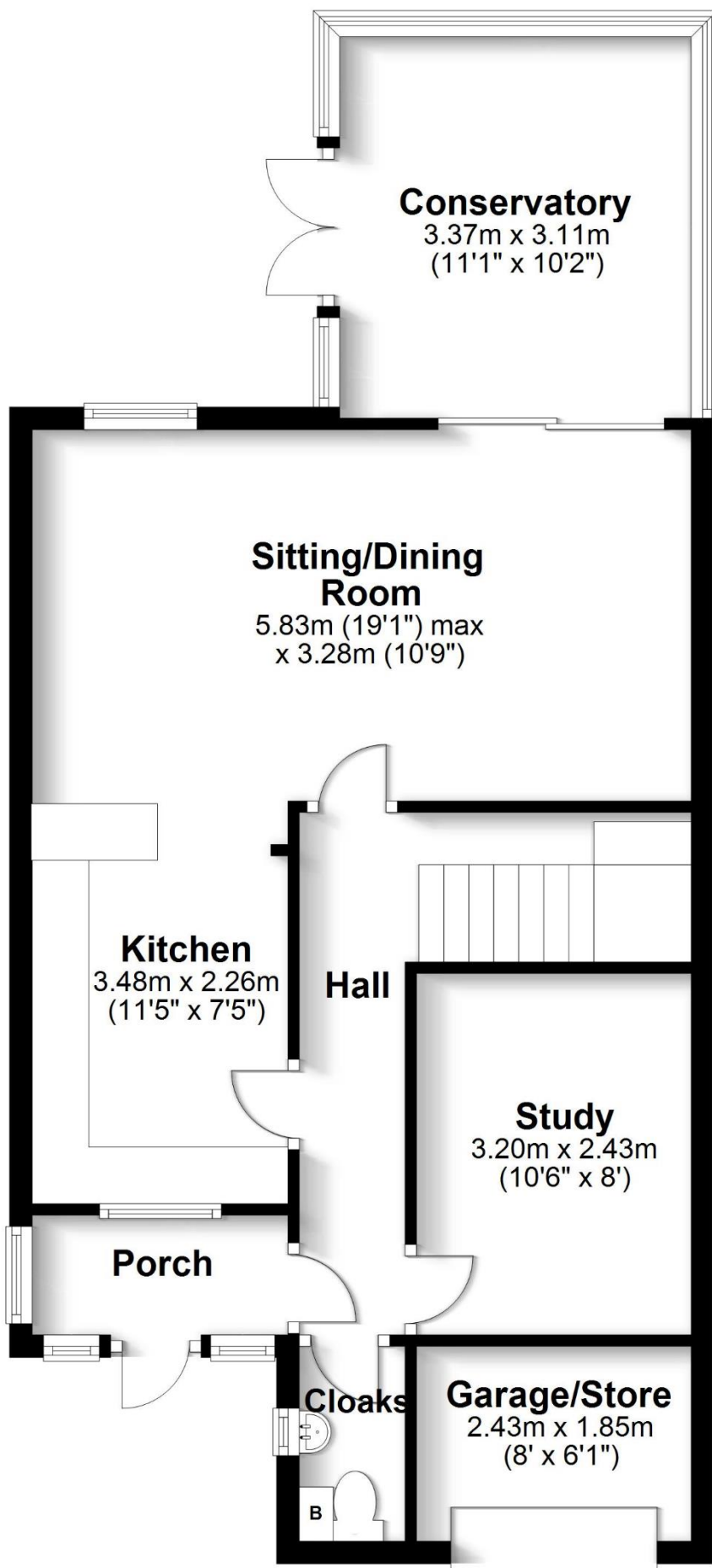
This detached property has lots to offer, and a viewing is strongly recommended to appreciate it all.

Directions

<https://what3words.com/under.brisk.closets>

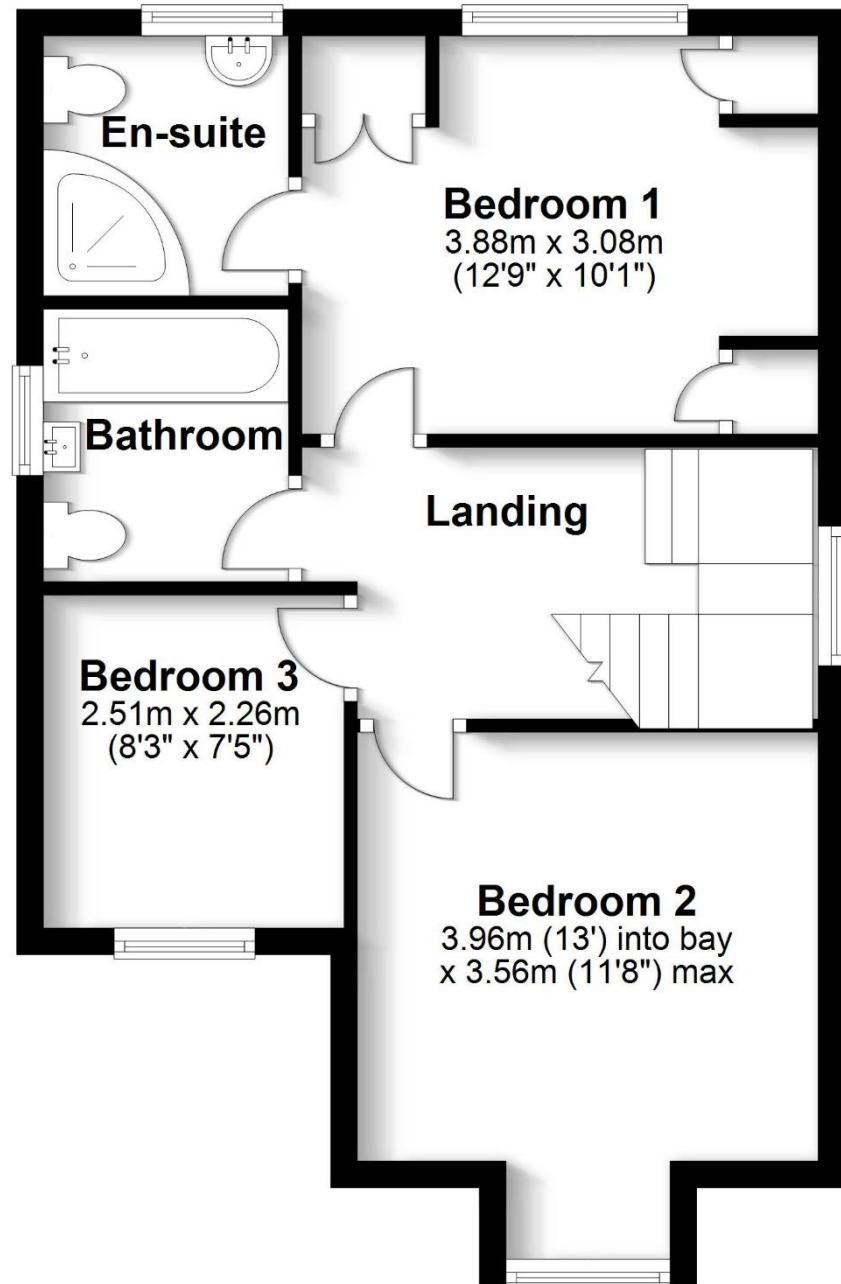
Ground Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 108.0 sq. metres (1162.1 sq. feet)

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