



ASKING PRICE

£575,000

Freehold

Woolston Road, Netley Abbey, SO31 5FQ

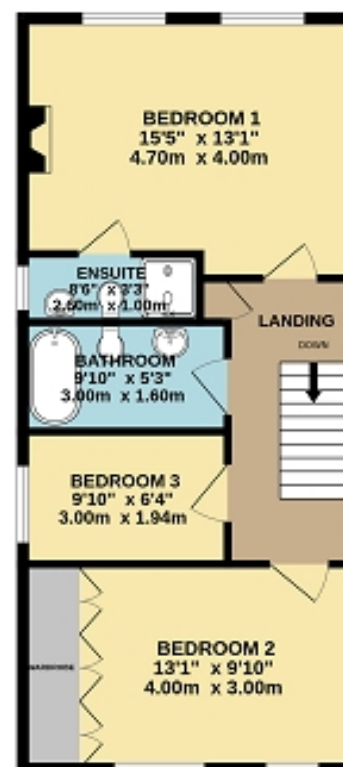
Warsash Office: 01489 581 452

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GROUND FLOOR
1250 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1826 sq.ft. (169.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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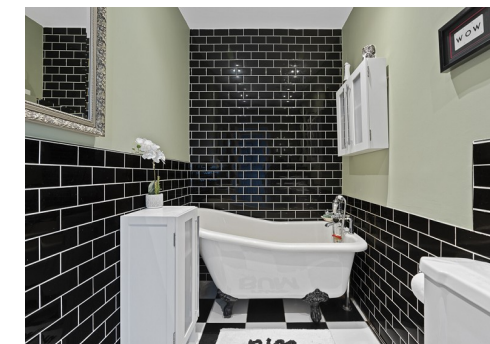
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4 Beds - 2 Baths plus additional annexe

Brambles Estate Agents are delighted to market this immaculately presented three/four bedroom detached period home situated in the sought after location of Netley Abbey with the added benefit of ample off road parking for multiple vehicles and a self contained detached one bedroom annexe to rear.

FEATURES

- Three/four bedroom home detached Edwardian character property
- Spacious open plan kitchen/breakfast/family room
- Ensuite to master bedroom
- Private rear garden with various seating areas
- One bedroom self contained annexe
- Ample off road parking via driveway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Situated in Netley Abbey this wonderful family home was built in 1903 and was originally the brick works of which the last bricks were made to build the property next door. The vendors have extended to create ample living accommodation but have kept the external period of the property by using reclaimed roof tiles and hand made bricks to replica the originals. The ground floor boasts an impressive kitchen/breakfast/family room with a large central island with granite work surfaces and integrated appliances, a living room with feature bay window plus a formal dining room which could be utilised as a fourth bedroom, shower room, utility and study.

To the first floor are three bedrooms including the master bedroom at the rear overlooking the garden with en suite and a family bathroom suite. Outside in the private rear garden are various seating areas and access to a brilliant one bedroom self contained annexe with lounge/kitchenette, shower room and bedroom. This brilliant extra could be utilised as a space for a home business, granny annexe or even an air B&B. This fabulous home is only a short distance to a range of local amenities such as the Royal Victoria Country Park and Netley Abbey train station. We highly recommend internal viewing.



Porch

Composite door with double glazed opaque inset leading into porch. Original period tile flooring. Wooden door with decorative glass insets leading into hallway.

Hallway

Solid wood flooring. Deep moulded skirting boards. Coving. Carpeted stairs rising to first floor. Fuseboard.

Living Room (22' 4" x 12' 1") or (6.80m x 3.68m)

Karndean flooring. Feature gas fireplace set on tiled hearth. Double glazed bay window to front. Coving. Two radiators. Deep moulded skirting boards. Double doors with glass insets leading into kitchen/breakfast/family room. Plantation shutters.

Kitchen/Breakfast/Family Room (28' 8" x 15' 5") or (8.75m x 4.70m)

Karndean flooring. Four double glazed windows to side with fitted shutters. Fitted wall units. Large central island with granite work surface. One and a half sink and drainer with chrome mixer tap. Integrated microwave. Range master cooker with five point gas burner with extractor hood above. Integrated dishwasher. Space for fridge freezer. Inset spotlights. Moulded skirting boards. Door to understair storage cupboard. Open archway with feature exposed solid oak ceiling and support beams. Three velux skylights. Two double glazed windows to rear. UPVC double glazed door to rear leading out to garden. Two radiators. Feature fireplace. Skirting boards.

Dining Room/Bedroom 4 (13' 7" x 7' 10") or (4.15m x 2.40m)

Laminate flooring. Radiator. Deep moulded skirting boards. Double glazed window to rear. Double glazed window to side with fitted shutters. Two velux skylights.

Utility

Slate tile flooring. Base units. Work surface. Space and plumbing for washing machine. Stainless steel sink with chrome mixer tap. Granite work surfaces. Tiled splash back. Double glazed window to side. Inset spotlights. Velux skylight. Wall mounted boiler. Open archway through to study. Extractor fan.



Shower Room

Slate tile flooring. Moulded skirting boards. Part tiled walls. Inset spotlights. Hand wash basin with chrome mixer tap. Double width shower cubicle with tiled surround, hand held attachment and over head rainfall effect shower head. Double glazed window to side. Low level W.C. Chrome ladder style heated towel rail. Extractor fan.

Study

Laminate flooring. Moulded skirting boards. Radiator. Double glazed window to side with shutters. Double glazed window to front with shutters

Landing

Continuation of carpet from stairs. Double glazed window to side with shutters. Door to airing cupboard. Radiator. Moulded skirting boards.

Access to loft

Master Bedroom (13' 1" x 15' 5") or (4.0m x 4.70m)

Carpet. Moulded skirting boards. Feature fireplace. Radiator. Double glazed window to rear. UPVC double glazed french doors to rear with shutters. Door to en suite.

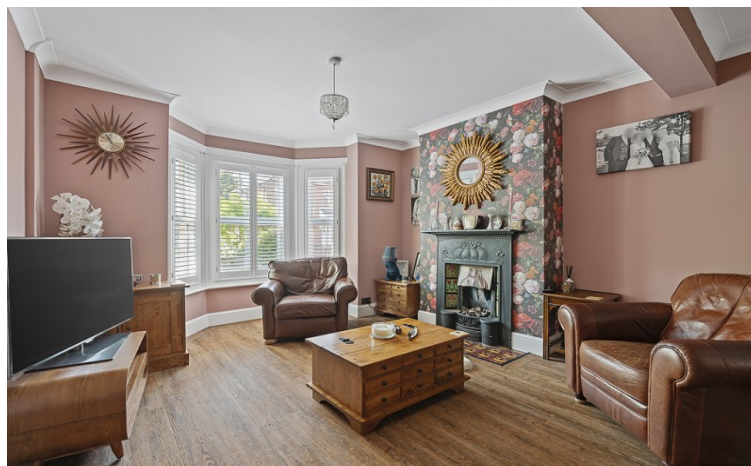
En-Suite (3' 3" x 8' 6") or (1.0m x 2.60m)

Tiled flooring. Double glazed opaque window to side. Low level W.C. Pedestal hand wash basin with tiled splash back. Inset spotlights. Shower cubical with tiled surround and over head rainfall effect shower head and fitted attachment. Extractor fan. Chrome ladder style heated towel rail.

Bedroom 2 (9' 10" x 13' 1") or (3.0m x 4.0m)

Carpet. Moulded skirting boards. Two double glazed windows to front. Fitted wardrobes. Coving. Radiator.

Bedroom 3 (6' 4" x 9' 10") or (1.94m x 3.0m)



Carpet. Radiator. Moulded skirting boards. Double glazed window to side with shutters.

Bathroom (5' 3" x 9' 10") or (1.60m x 3.0m)

Tiled flooring. Pedestal hand wash basin. Low level W.C. Part tiled walls. Free standing roll top bath with chrome mixer tap and hand held shower attachment and tiled surround. Inset spotlights. Extractor fan. Chrome ladder style heated towel rail.

Garden

Various paved seating areas including a recently laid patio with space for hot tub and covering. Laid to lawn area with flower bedding to sides. Outside lighting. Various outside electric power points. BBQ area. Summer house with power. Further decking area.

Driveway to side and front of property providing off road parking for multiple vehicles. Steps leading up to front of property and patio area. Electric car charging point.

Annex

Composite door into annex living and kitchen with double glazed opaque insets with double glazed opaque windows either side. Carpet. Moulded skirting boards. Wall mounted storage heater. Double glazed window to side. Inset spotlights. Extractor fan. Tiled flooring. Wall and base units. Work surface. Stainless steel sink with mixer tap. Tiled splash back. Space for free standing cooker. Leading through to shower room with Tiled flooring. Low level W.C. Double width shower cubical with tiled surround. Pedestal hand wash basin with chrome mixer tap and tiled splash back. Moulded skirting boards. Chrome ladder style heated towel rail. Extractor fan. At the rear the bedroom comprising wall mounted storage heater. Moulded skirting boards. Double glazed window to side. UPVC double glazed french doors to rear leading out to outside covered seating area.

Other

Eastleigh borough council tax band D- £2,191.03 Sellers position- Onward chain, need to find.



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