



ASKING PRICE

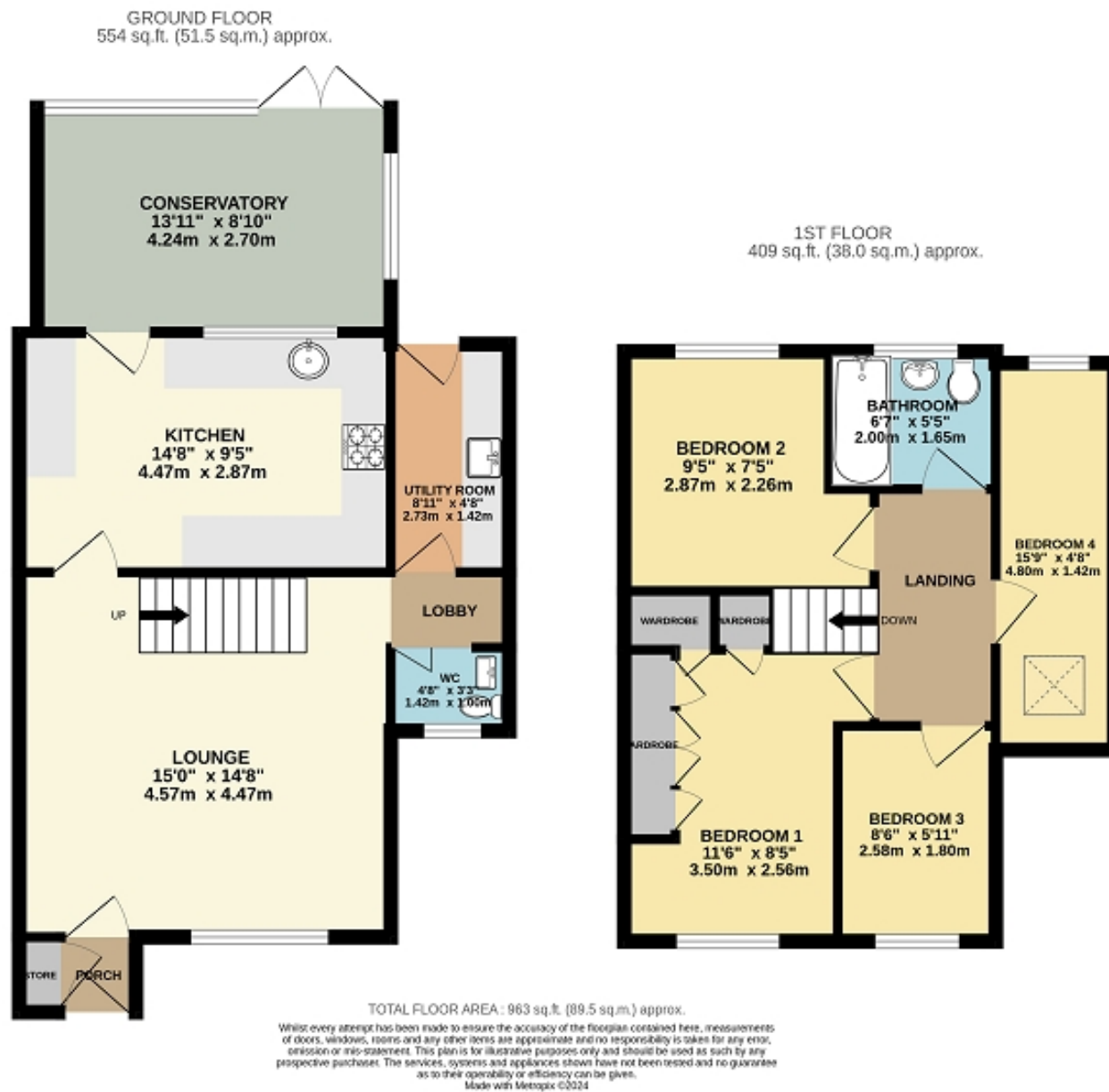
£375,000

Freehold

Chillerton, Netley Abbey, SO31 5GU

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



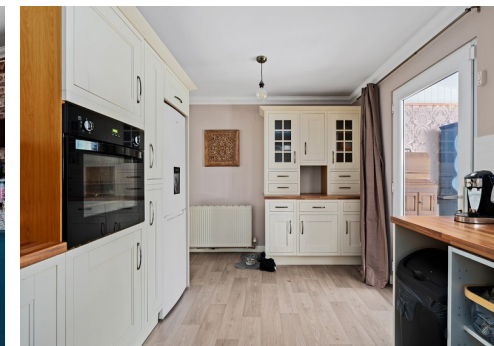
Chillerton, Netley Abbey, SO31 5GU

4 Beds - 1 Baths

Welcome to this charming, four-bedroom, end of terrace family home with off road parking. Located in the desirable area of Netley Abbey, close to local amenities.

FEATURES

- Master bedroom with built in storage
- Modern fitted kitchen with some integrated appliances
- Separate utility room and downstairs WC
- Versatile conservatory overlooking the back garden
- Off road parking for three cars
- Central heating and double glazed throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(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 the desirable area of Netley Abbey, this home is close to a variety of local amenities including shops and schools. It benefits from excellent nearby transport links, making commuting easy and convenient. The versatile accommodation starts with an entrance porch. The property boasts an attractive living room at the front of the property with upgraded wooden panelling feature wall, as well as a bright and versatile conservatory over looking the rear garden, ideal for family gatherings and entertaining guests. Enjoy cooking in the modern, fitted kitchen which is equipped with some integrated appliances and plenty of countertop space. For added convenience, you further benefit from a separate utility room and downstairs WC. The home features four bedrooms and a family bathroom on the first floor, with generously fitted wardrobes in the master bedroom. The beautifully landscaped, low maintenance back garden has an area laid to decking and an area laid to artificial grass, the ideal space for outdoor entertainment. Enquire now to book a viewing, we dont anticipate this property being on the market for very long.



Frontage

Outside there is parking for three cars. Fenced off front garden with gate. Frontage laid to various shrubs offering privacy. Small shed. Block paved footpath leading to front door.

Porch (2' 11" x 2' 11") or (0.90m x 0.90m)
Entrance to the property is via a composite front door. Cupboard housing the RCD breaker switches and space for hanging coats. Laminate flooring.

Lounge (15' 0" x 14' 8") or (4.57m x 4.47m)
UPVC double glazed window to front aspect. Coving to ceiling. Wood panelled feature wall. Moulded skirting boards. Laminate flooring. Stairs rising to first floor. Doorways lead to kitchen, utility room and downstairs WC.

Kitchen / Breakfast Room (9' 5" x 14' 8") or (2.87m x 4.47m)
Wooden panel door with glazing. UPVC double glazed door leading to conservatory and UPVC double glazed window looking into conservatory. Stainless steel sink. Matching wall and base units. Ample work surfaces. Space for wine fridge, dishwasher and fridge freezer. Integrated electric oven with four point gas burner hob. Welsh dresser style cabinet. Moulded skirting boards. Radiator with independent thermostat. Coving to ceiling. Laminate flooring.

Conservatory (8' 10" x 13' 11") or (2.70m x 4.24m)
UPVC double glazed windows and doors to garden. Plasterboard walls covering the sides. Plasterboard ceiling, Laminate flooring. Radiator with independent thermostat.

Utility Room (8' 11" x 4' 8") or (2.73m x 1.42m)
UPVC double glazed door leading to garden. Storage cupboards. Stainless steel sink with chrome mixer tap. Space for washing machine and tumble dryer. Moulded skirting boards. Radiator with independent thermostat.

W.C (3' 3" x 4' 8") or (1.0m x 1.42m)
UPVC double glazed window to front aspect. Radiator with independent thermostat.



Landing (9' 3" x 4' 9") or (2.83m x 1.46m)
Coving to ceiling. Moulded skirting boards. Carpe. Loft hatch with ladder. Boiler is located in the loft.

Bedroom One (11' 6" x 8' 5") or (3.50m x 2.56m)
UPVC double glazed window to front aspect. Radiator with independent thermostat. Built in IKEA PAX wardrobe system. Coving to ceiling. Moulded skirting boards. Laminate flooring.

Bedroom Two (9' 5" x 7' 5") or (2.87m x 2.26m)
UPVC double glazed window to rear aspect. Radiator with independent thermostat. Coving around ceiling. Moulded skirting boards. Carpet.

Bedroom Three (8' 6" x 5' 11") or (2.58m x 1.80m)
UPVC double glazed window to rear aspect. Velux window to front aspect. Moulded skirting boards. Carpet. Radiators with independent thermostats.

Bedroom Four (15' 9" x 4' 8") or (4.80m x 1.42m)
UPVC double glazed window to front aspect. Radiator with independent thermostat. Moulded skirting boards. Coving around ceiling. Laminate flooring.

Bathroom (5' 5" x 6' 7") or (1.65m x 2.0m)
UPVC double glazed opaque window to rear aspect. Tiled walls. Low level WC with cistern. Pedestal wash basin with chrome taps. Bath with shower above, chrome mixer tap and hand held shower attachment. Radiator.

Garden
Laid to artificial grass. Raised boarder beds containing small shrubs. Gazebo BBQ area with wooden decking.

Other

Eastleigh Borough Council Tax Band C £1947.58 2024/25 charges



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