

ASKING PRICE

£360,000

Freehold

Arreton, Netley Abbey, SO31 5GY

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



BRAMBLES



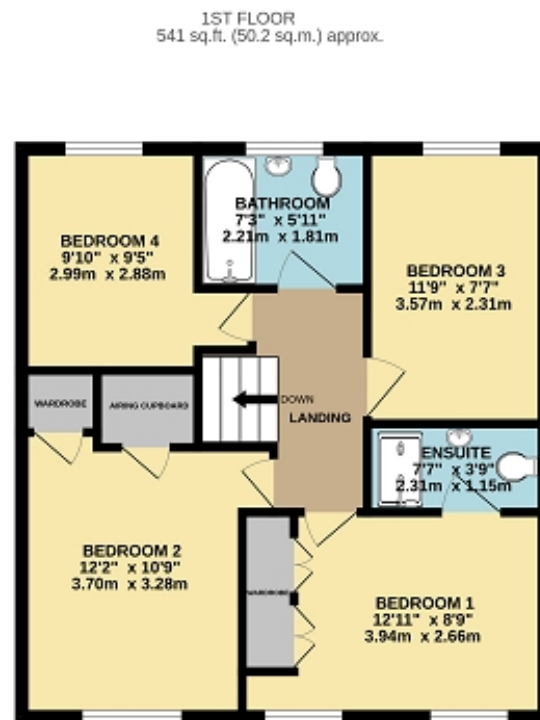
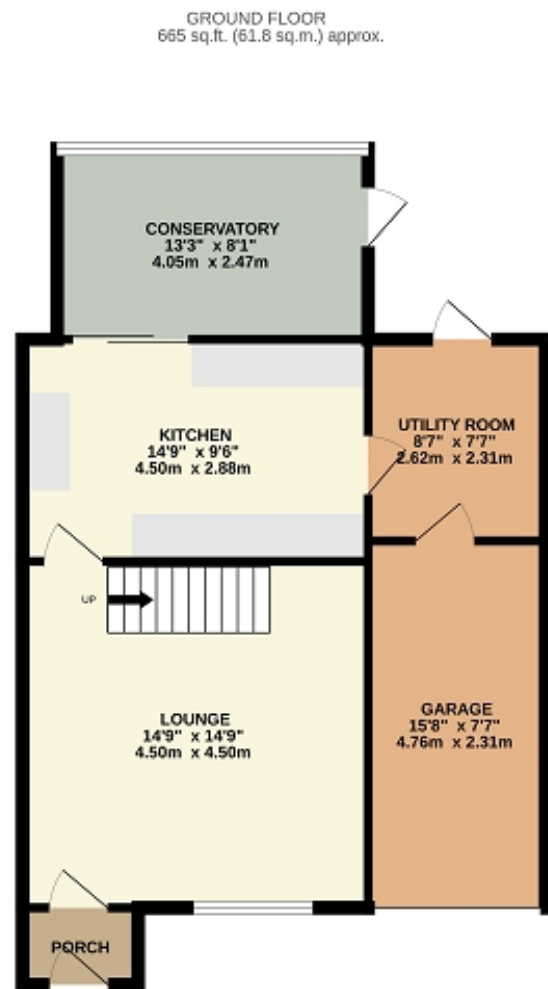
Arreton, Netley Abbey, SO31 5GY

4 Beds - 2 Baths

A four-bedroom family home with garage and driveway parking in a quiet cul-de-sac location. Ideally situated just a short walk from the local amenities of Netley Abbey.

### FEATURES

- Semi-detached home in a quiet cul-de-sac location
- Four double bedrooms
- En-suite to master bedroom
- Designated utility room
- Single garage and driveway parking
- Conservatory overlooking south-west facing garden



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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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Tucked away in the heart of Netley Abbey, this four-bedroom home is perfect for families looking for space, comfort, and a great location. Just a short walk from the waterfront and Royal Victoria Country Park, its ideal for anyone who loves the outdoors.

Downstairs comprises of a spacious lounge, modern shaker style kitchen and a bright & versatile conservatory overlooking the back garden. In addition, a designated utility room ensures all the daily chores can be taken care of whilst keeping the home clutter free. Upstairs boasts four double bedrooms with an en-suite to the master as well as a well-appointed family bathroom. Outside, there's a single garage with driveway parking for two vehicles to the front.

The back garden is south-west facing, ideal for alfresco dining or relaxing in the sunshine.

This home is in a great spot-close to local schools, shops, the train station, and scenic walks along Southampton Water. Whether you're upsizing or just looking for somewhere you can grow into, this place ticks a lot of boxes.



## Outside

Driveway parking for two cars to the front. Single garage. Pathway leading to front door.

### Porch (3' 3" x 4' 11") or (1.0m x 1.50m)

UPVC double glazed front door. Flooring laid to carpet tiles. Doorway to living room.

### Lounge (14' 9" x 14' 9") or (4.50m x 4.50m)

Wooden door with multi-pane glazing. Double glazed window to front. Oak effect flooring. Two radiators. Inset spots. Electric feature fireplace. Carpeted staircase with wooden handrails rising to first floor. Doorway to kitchen.

### Kitchen (9' 5" x 14' 9") or (2.88m x 4.50m)

Wooden panelled door. Window to conservatory. Laminate floor tiles. Shaker style wall and base units. Ample work surfaces. Stainless steel sink and half with drainer and chrome mixer tap. Integrated dishwasher and fridge freezer. Integrated Zanussi triple electric oven and Zanussi five point gas burner hob with stainless steel extractor hood above. Plinth heater. Doorways to utility room and conservatory.

### Conservatory (8' 1" x 13' 3") or (2.47m x 4.05m)

UPVC double glazed sliding door. Brick built conservatory with windows and glazing to back garden. Poly carbonate roof. Laminate floor tiles. Skirting boards. UPVC double glazed door to garden.

### Utility Room (8' 7" x 7' 7") or (2.62m x 2.31m)

Wooden panelled door. UPVC double glazed door to back garden. Laminate floor tiles. Wall mounted Gloworm boiler. Space and plumbing for washing machine, tumble dryer and fridge freezer. Doorway to garage.

### Landing (9' 7" x 7' 3") or (2.91m x 2.21m)

Carpet. Deep moulded skirting boards. Inset spots. Access to loft. Doorways leading of to all rooms.

### Bedroom 1 (8' 9" x 12' 11") or (2.66m x 3.94m)

Wooden panelled door. Two double glazed windows to front. Laminate flooring. Radiator. Fitted wardrobes and drawers with dressing table. Doorway to en-suite.



### En Suite (3' 9" x 7' 7") or (1.15m x 2.31m)

Wooden panelled door. Low level WC with cistern. White pedestal wash basin with chrome taps. Fully tiled shower cubicle with tray and glass sliding door. Extractor fan. Wall mounted electric heater.

### Bedroom 2 (12' 2" x 10' 9") or (3.70m x 3.28m)

Wooden panelled door. Double glazed window to front. Carpet.

Skirting boards. Radiator. Airing cupboard housing the water tank.

Built in wardrobe.

### Bedroom 3 (11' 9" x 7' 7") or (3.57m x 2.31m)

Wooden panelled door. Double glazed window to rear. Laminate flooring. Skirting boards. Radiator.

### Bedroom 4 (9' 5" x 9' 10") or (2.88m x 2.99m)

Wooden panelled door. Double glazed window to rear. Laminate flooring. Skirting boards. Radiator.

### Family Bathroom (5' 11" x 7' 3") or (1.81m x 2.21m)

Wooden panelled door. Double glazed opaque window to rear. Tiled floor. Tiled walls. White panel bath with glass screen and electric shower above. White pedestal wash basin with chrome mixer tap. Low level WC with cistern. Chrome ladder style heated towel rail.

## Garden

South-west facing. Mainly laid to lawn. Patio area. Stepping stones leading to wood storage shed at rear. Fully fenced. Borders with mature plants. Access to garage via utility room.

### Garage (15' 7" x 7' 7") or (4.76m x 2.31m)

Up and over garage door to front. Wooden door to utility room.



## Other

Eastleigh Borough Council Tax Band C £2046.70

Vendors Position: Need to find



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