



2 Florence Way, Netley Abbey, Southampton, SO31 5JE

Guide Price £425,000 to £450,000

WHITE & GUARD

2 Florence Way

Netley Abbey, Southampton

INTRODUCTION

Built in 2022, this three bedroom detached family home has been finished to a high standard throughout and offers excellent accommodation. On the ground floor, the accommodation briefly comprises a generously-sized hall, a downstairs cloakroom, a 23ft lounge, 23ft modern fitted kitchen/diner. To the first floor, are three bedrooms with built-in wardrobes in two of the bedrooms, an en-suite shower room to the master and a separate modern fitted family bathroom. Additional benefits include off road parking, a detached garage and a low maintenance rear garden.

LOCATION

Netley Abbey is a pretty village that sits alongside Southampton Water with its own shops that include, a garage, bakers, convenience store, pharmacy, dry cleaners, beautiful Norman church, two popular pubs and school, along with two sailing clubs. The village is also home to the stunning Royal Victoria Country Park, set in 200 acres of grassy park and woodland. All main motorways are within easy reach via M27 links, providing easy access to Southampton, Portsmouth, Chichester, M3 to Winchester and A3 to Guildford and London. Hamble with its marina, along with a broad range of pubs, restaurants and waterfront are also only minutes away. All main motorway access routes via M27 are within easy reach and Southampton Airport is approx. twenty minutes away.

- Tenure - Freehold
- Eastleigh Borough Council - Band D
- EPC - Grade B





INSIDE The property is accessed via the composite front door which opens into the entrance hall. The hallway is laid to tiled flooring which benefits from underfloor heating, has stairs to the first floor with under stairs storage and access to all principal rooms. The downstairs cloakroom has a continuation of the tiled flooring with underfloor heating, a wash hand basin with storage under and a WC. The 23ft lounge has a box bay window to the front aspect, carpeted flooring with underfloor heating and double glazed French doors to the rear aspect opening out to the garden. The 23ft kitchen/diner has a box bay window to the front aspect, tiled flooring and again benefits from underfloor heating. There is a mixture of wall and base units with roll top worktops over and a stainless steel sink. Integrated AEG appliances include an oven, microwave oven, an induction hob with extractor over, along with a washer/dryer and an integrated ZANUSSI fridge/freezer.

To the first floor landing, there is a double glazed window to the rear aspect, carpeted flooring, a built-in storage cupboard, a radiator, loft access and access to the bedrooms and bathroom. Bedroom one has a double glazed window to the rear aspect, carpeted flooring, a radiator, built-in wardrobes and access to the en-suite shower room. The en-suite itself has an obscure double glazed window to the front aspect, benefits from tiled flooring, partly tiled walls and a heated towel rail. There is a shower, a wash hand basin with storage drawers under and a WC. Bedroom two has a double glazed window to the front aspect, carpeted flooring and a radiator. Bedroom three has a double glazed window to the rear aspect, carpeted flooring, a radiator and built-in wardrobes. The family bathroom has an obscure double glazed window to the front aspect, benefits from tiled flooring and partly tiled walls. The bath is panel enclosed with shower over, as well as a wash hand basin with storage drawers under and WC, completing the first floor accommodation.

OUTSIDE A hard standing pathway to the front of the property leads to the front door, with the front garden being laid to shingle with flower beds. To one side there is a blocked paved driveway providing off road parking for multiple vehicles, leading to a detached garage. The garage has been split into two sections with the front opening via an up and over garage door, the rear of the garage can be accessed via a door from the rear garden. The rear garden itself is mainly laid to lawn with a hard standing pathway leading to the garage and has a hard standing patio to one side. A pathway leads to a second patio area to the rear of the garden which has a children's play area, laid to woodchip.



SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

