



40 Mosaic Close, Netley Common, Southampton, SO19 6RR

£375,000

WHITE & GUARD



# 40 Mosaic Close

Netley Common, Southampton

## INTRODUCTION

Located in the quiet and popular location of Netley Common, this three bedroom detached family home has been finished to a high standard throughout. Accommodation on the ground floor briefly comprises an entrance porch opening into the lounge, which is open plan through to the dining room and modern fitted kitchen, with a conservatory and a downstairs WC. Whilst the first floor has three double bedrooms, with en-suite shower room to the master, and a modern family bathroom. Additional benefits include off road parking to the front, an integral garage and a low maintenance rear garden with patio.

## LOCATION

The property benefits from being within walking distance to Netley Common and its Nature Reserve. Within easy reach of Hedge End's Retail Park and its shopping, David Lloyd Sports Centre and the Utilita Bowl (home of Hampshire Cricket Team). Also close to Bitterne with its range of shops and amenities, along with its train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

- Tenure - Freehold
- Southampton City Council - Band D
- EPC - Grade D







**INSIDE** This extremely well-presented home is entered via the composite front door opening into the entrance porch, with a door opening into the lounge. The 14ft lounge has a double glazed window to the front aspect, has laminate flooring, a radiator and access leading through into the dining room. The dining room again with laminate flooring, has double glazed sliding doors to the rear aspect opening to the conservatory, a radiator and access leading through into the kitchen. The modern fitted kitchen has a double glazed window and door to the rear aspect opening to the garden. Laid to vinyl flooring and with a radiator, the kitchen has a mixture of white wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink with mixer tap. Integrated appliances include an oven, and hob with extractor over, as well as space for a washing machine, a dishwasher and a fridge/freezer. An internal hall is accessible via the dining room and has carpeted flooring, a radiator, stairs leading to the first floor and a door opening to the downstairs WC. The WC itself has an obscure double glazed window to the side aspect, tiled flooring, partly tiled walls, a heated towel rail, a WC and a wash hand basin with storage under.

The first floor landing has a double glazed window to the side aspect and carpeted flooring, as are all three bedrooms. There is also a loft hatch and a built-in storage cupboard. Bedroom one has a double glazed window to the rear aspect, a radiator, a built-in storage cupboard and a door opening to the en-suite shower room. The en-suite has an obscure double glazed window to the rear aspect, vinyl flooring, a radiator, a shower, WC and a wash hand basin with storage under. Bedroom two has a double glazed window to the front aspect, a radiator and a built-in storage cupboard. Bedroom three has two double glazed windows to the front aspect and a radiator. The bathroom has an obscure double glazed window to the side aspect, is laid to vinyl flooring, with a heated towel rail and partly tiled walls. There is a panel enclosed bath with shower over, WC and a wash hand basin.



**OUTSIDE** A dropped kerb to the front of the property gives access to the hard standing driveway providing off road parking for one vehicle. The driveway leads to the integral garage which has an up and over door. A hard standing pathway leads to the front door with the front garden being laid to lawn. A wooden gate to one side provides access down the side of the property to access the rear garden. The rear garden is mainly laid to lawn and has a hard standing patio accessed from both the kitchen and the conservatory. A wooden shed is situated to the end of the garden with the garden itself being enclosed via a wooden fence.



## SERVICES

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

## BROADBAND

Gfast Fibre Broadband is available with download speeds of up to 330 Mbps and upload speeds of up to 33-50 Mbps. Information has been provided by the Openreach website.

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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.



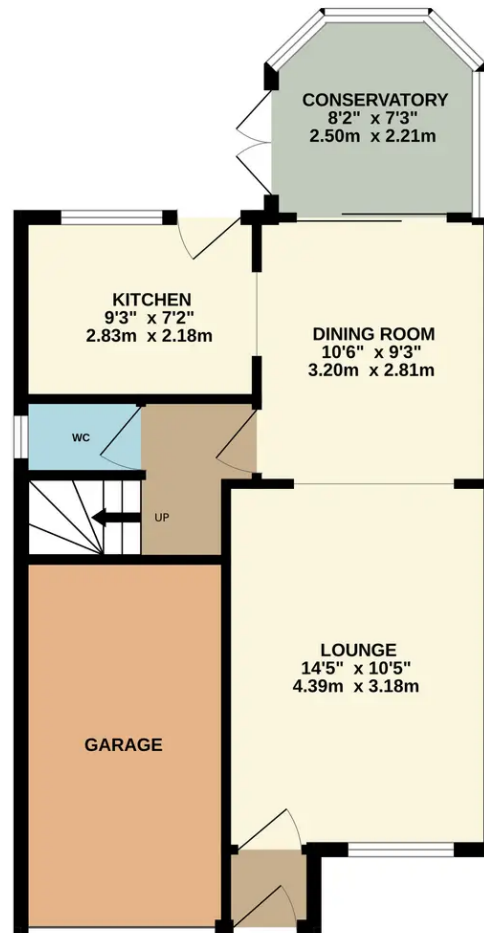
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PRS Property Redress Scheme

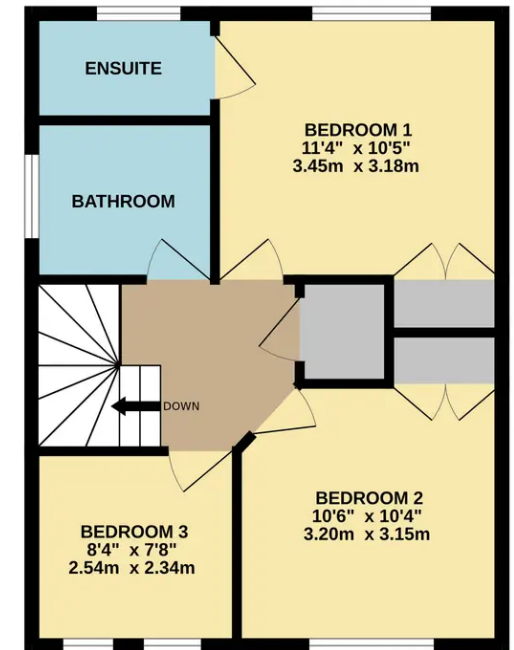
Zoopla



GROUND FLOOR



1ST FLOOR



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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