

# HUNTERS<sup>®</sup>

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## Pegasus Avenue

Netley Abbey, Southampton, SO31 5JD

Asking Price £460,000



Council Tax: E



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## Front Approach

Laid to lawn to front with driveway providing off road parking for several vehicles leading to detached garage.

## Entrance Hall

Ceramic tiled flooring, stairs to 1st floor, two Storage cupboards, doors to:

## Cloakroom

Small uPVC opaque double glazed window to front aspect, fitted with two piece suite comprising, wash hand basin with cupboard under and close coupled WC, ceramic tiled flooring with ceiling spotlights.

## Kitchen/Breakfast Room

19'4" x 16'1" max (5.89m x 4.90m max)

Fitted with a matching range of base and eye level units and drawers with worktops over, matching island unit with breakfast bar, units under, inset induction hob with extractor over 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, washing machine, dishwasher, built-in double oven, uPVC double glazed window to rear aspect, ceramic tiled flooring with recessed, ceiling spotlights, uPVC double glazed double doors to garden

## Living Room

17'6" x 9'10" (5.33m x 3.00m)

UPVC double glazed box window to front aspect, uPVC double glazed window to side aspect, fitted carpet, TV point.

## First Floor Landing

Double radiator, fitted carpet, access to loft via loft hatch, doors to:

## Master Bedroom

13'9" x 9'10" (4.19m x 3.00m)

UPVC double glazed window to side aspect, double radiator, fitted carpet, TV point, uPVC double glazed double doors leading to juliet balcony with viewing of open field and play park, door to:

## En-suite Shower Room

Fitted with three piece suite comprising recessed tiled double shower enclosure with waterfall shower over and glass screen, wash hand basin with under and drawers, close coupled WC and heated towel rail, extractor fan, shaver point, half height tiling, uPVC opaque double glazed window to side aspect, vinyl flooring, recessed ceiling spotlights.

## Bedroom 2

9'10" x 9'9" (3.00m x 2.97m)

UPVC double glazed window to rear aspect, double radiator, fitted carpet, built in double wardrobes.

## Bedroom 3

9'2" x 7'9" max (2.79m x 2.36m max)

UPVC double glazed window to rear aspect, double radiator, fitted carpet.

## Bedroom 4

9'2" x 7'6" (2.79m x 2.29m)

UPVC double glazed window to front aspect, double radiator, fitted carpet.

## Bathroom

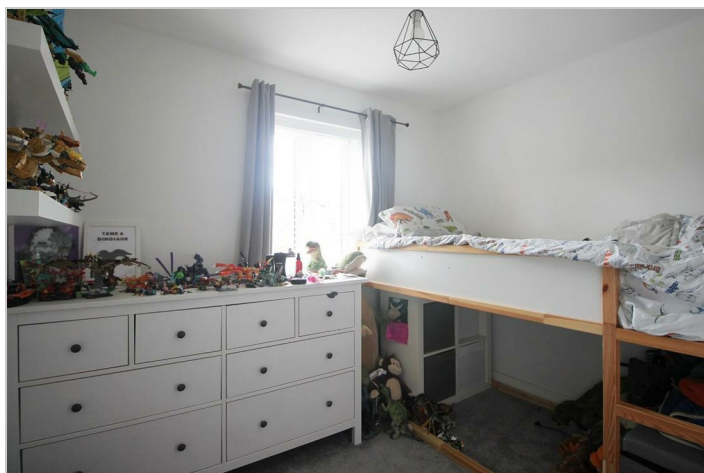
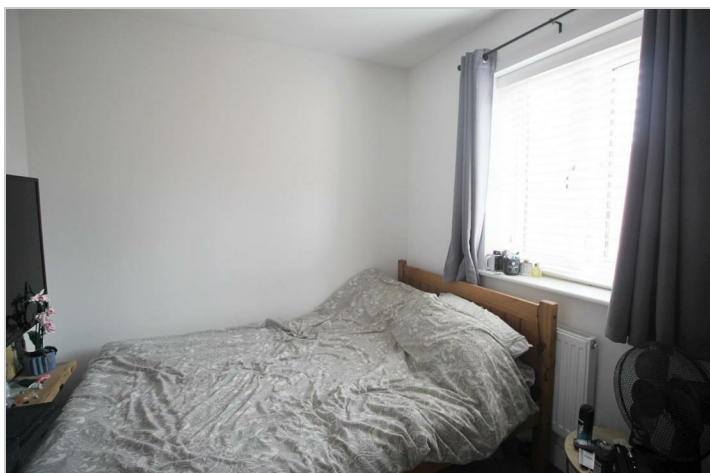
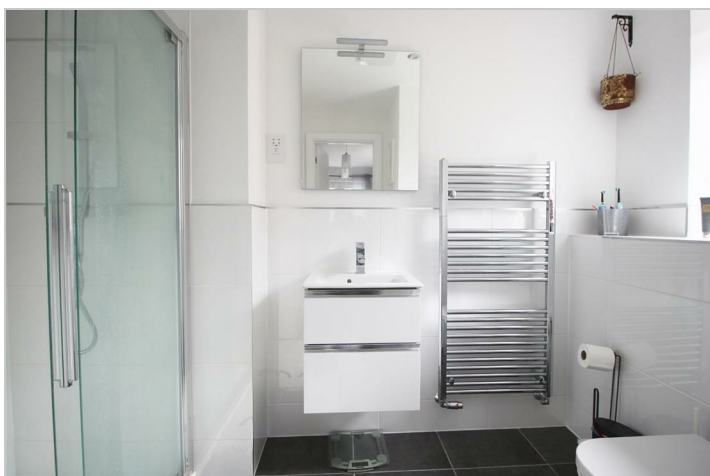
Fitted with three piece suite comprising deep panelled P shaped bath with shower over and with glass screen, wash hand basin with drawers under and close coupled WC, heated towel rail, extractor fan, tiled flooring, recessed ceiling spotlights.

## Rear Garden

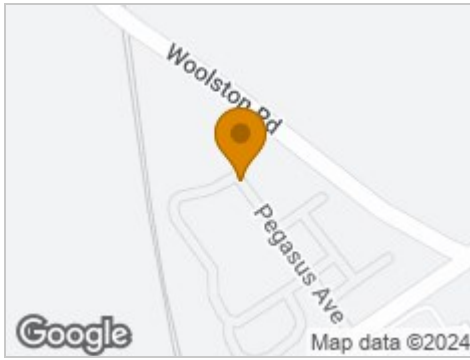
Enclosed by wooden panelled fence to rear and brick to sides, mainly laid to lawn with paved patio seating area, wooden side gated access, side courtesy door to garage.

## Detached Garage

Detached brick built garage with pitched roof and side, courtesy door, power and light connected with up and over door.



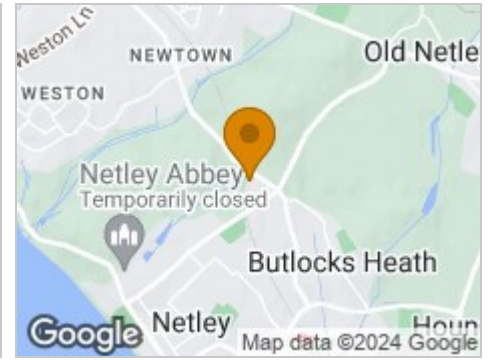
## Road Map



## Hybrid Map



## Terrain Map



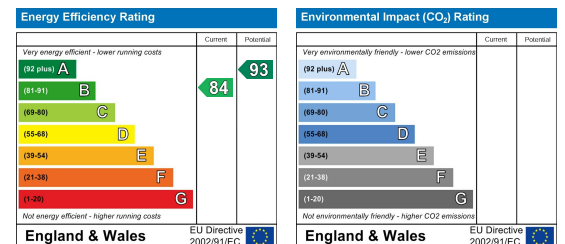
## Floor Plan



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.