

# HUNTERS®

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## Abbeyfields Close

Netley Abbey, Southampton, SO31 5GR

Asking Price £550,000



Council Tax: E





# 24 Abbeyfields Close

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Asking Price £550,000



## Front Approach

Situated on a corner plot with Double width driveway leading to detached double garage with electric roll up door, remainder is laid to lawn with flower and shrub borders, side gated access to garden.

## Entrance Hall

Double radiator, laminate flooring, telephone point, coving to ceiling, stairs to first floor, stairs, two door to under-stairs storage cupboard,

## Cloakroom

Opaque double glazed window to front aspect, fitted with two piece suite comprising wall mounted wash hand basin with half height and tiled walls and low-level WC, radiator, laminate flooring.

## Study

8'6" x 8'1" (2.59m x 2.46m)

Double glazed window to front aspect, radiator, fitted carpet, telephone point

## Fitted Kitchen

12'4" x 8'1" (3.76m x 2.46m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and cooker, double glazed window to rear aspect, laminate flooring, coving to textured ceiling with strip light, wall mounted boiler, double glazed door to garden

## Dining Room

9'5" x 9'2" (2.87m x 2.79m)

Double glazed window to rear aspect, radiator, fitted carpet, coving ceiling, double door to

## Living Room

21'1"max x 11'9"

Two windows to rear, double glazed box window to front aspect, fitted carpet, TV point, coving to ceiling, double glazed French double doors to garden

## First Floor Landing

Fitted carpet, access to loft hatch, door to airing cupboard housing hot water tank and linen shelving, doors to:

## Master Bedroom

12' x 11'10" (3.66m x 3.61m)

Double glazed window to front aspect, double radiator, fitted carpet, double door, double door to two built-in double wardrobes with hanging rails and shelving, door to:

## En-suite Shower Room

Fitted with three piece suite comprising recessed tiled shower with shower over, fitted wash hand basin in vanity unit with cupboards under and mirror and low-level WC tiled surround, opaque double glazed window to front aspect, radiator, vinyl flooring

## Bedroom 2

11'7" x 9'11" (3.53m x 3.02m)

Double glazed window to front aspect, radiator, fitted carpet,

## Bedroom 3

10'11" x 9'1" (3.33m x 2.77m)

Double glazed window to rear aspect, radiator, laminate flooring

## Bedroom 4

12' x 6'11" max (3.66m x 2.11m max)

Double glazed window to rear aspect, radiator, laminate flooring, coving to ceiling.

## Bathroom

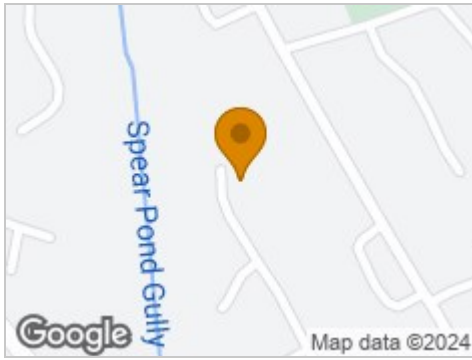
Fitted with three piece suite comprising bath, fitted wash hand basin in vanity unit with cupboards under with shower over and close coupled WC, tiled surround, opaque double glazed window to rear aspect, radiator, vinyl flooring.

## Rear Garden

Enclosed and private rear garden, enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with shrub borders., paved area, shed, courtesy door to garage, side gated access.



## Road Map



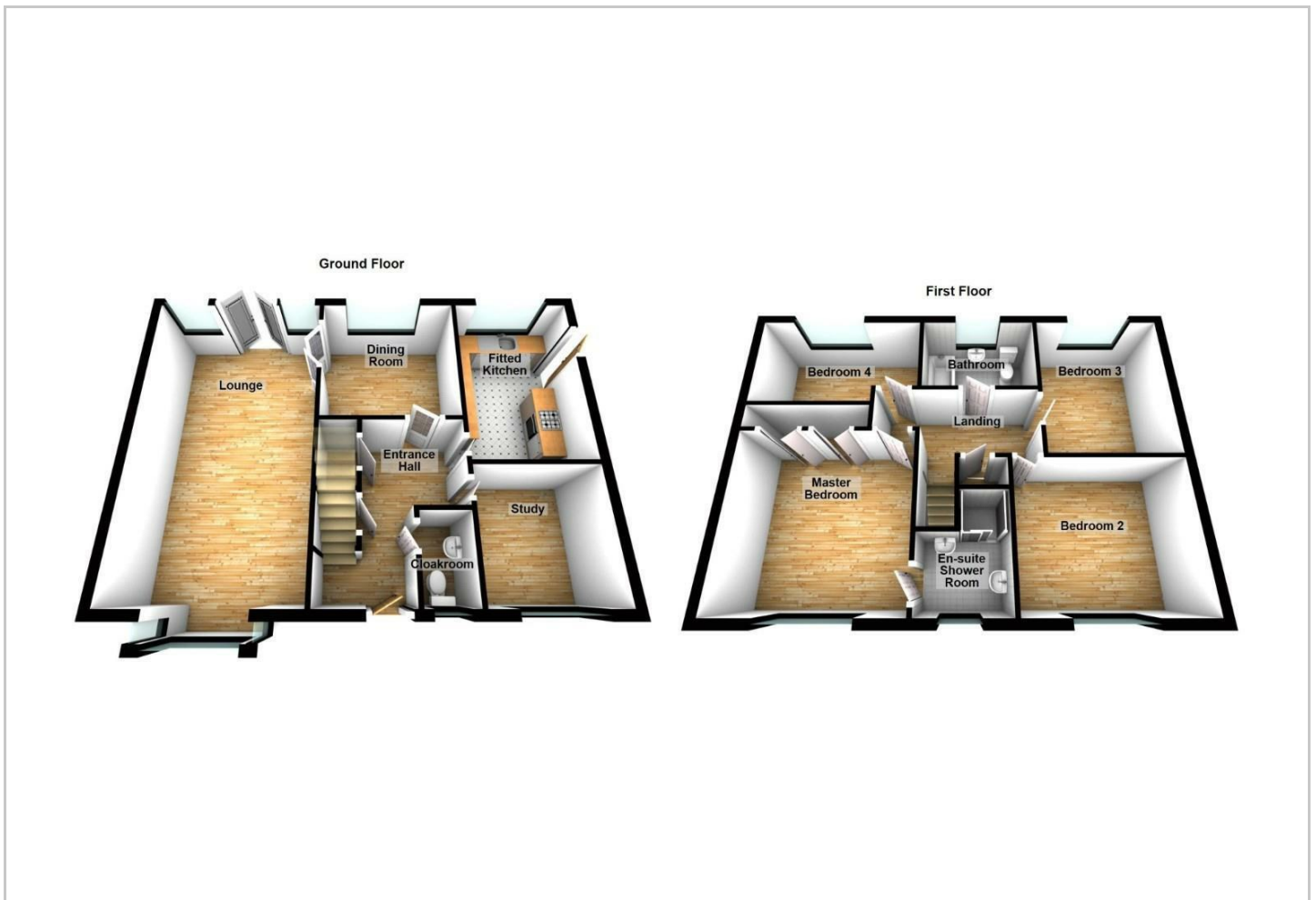
## Hybrid Map



## Terrain Map



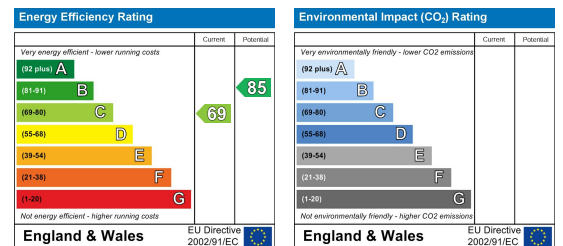
## Floor Plan



## 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.