

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Pegasus Avenue

Netley Abbey, SO31 5JD

Offers In Excess Of £425,000



Council Tax: D



# 24 Pegasus Avenue

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Offers In Excess Of £425,000



## Front Approach

Small front garden with paved pathway to front door. Block paved driveway providing tandem parking for three vehicles, leading to detached garage

## Entrance Hall

Composite front door, stairs to first floor, under-stairs cupboard housing meters and fuses, tiled flooring with underfloor heating, doors to:

## WC

Obscured double glazed window to front aspect, low level WC, wash hand basin with mixer tap over and cupboard under, tiled flooring with underfloor heating.

## Kitchen Breakfast Room

13'5" max x 8'5" (4.09m max x 2.57m)  
Double aspect room with double glazed box window to front aspect and double glazed window to side aspect. Fitted with a matching range of eye and base level unit providing cupboard and drawer space with work tops over. One and half bowl stainless sink and drainer unit. Built in eye level double oven and induction hob with extractor fan over. Integrated dishwasher, washer dryer and fridge freezer, tiled flooring with underfloor heating.

## Lounge Diner

17'10" max x 16'4" (5.44m max x 4.98m)  
Double aspect room with double glazed French doors to rear aspect and two double glazed windows to side aspect. Fitted carpet.

## First Floor Landing

Radiator, built in airing cupboard housing combination boiler, access to loft via hatch, fitted carpet, doors to:

## Master Bedroom

14'11" x 8'7" (4.55m x 2.62m)

Double aspect room with double glazed windows to rear and side aspects, built in wardrobe, fitted carpet, radiator

## En-suite

Fitted with a three piece white suite, comprising, low level WC, wash hand basin with mixer tap over and storage under, double shower enclosure with glass doors and electric shower, heated towel radiator, tiled flooring.

## Bedroom 2

14'11" max x 8'7" (4.55m max x 2.62m)

Double aspect room with double glazed windows to front and side aspects, fitted wardrobe, fitted carpets, radiator.

## Bedroom 3

11'6" x 7'5" (3.51m x 2.26m)

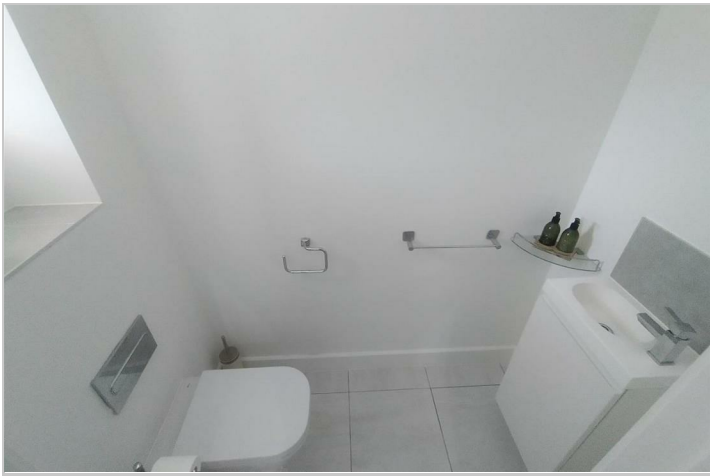
Double glazed window to rear aspect, radiator, fitted carpet.

## Bathroom

Obscured double glazed window to front aspect. Fitted with a three piece white suite comprising, low level WC, wash hand basin with mixer tap over and storage under, p-shaped bath with shower and glass screen over, heated towel radiator, tiled flooring.

## Rear Garden

Enclosed with brick walls with gated side access, mainly laid to lawn with paved patio area, curtesy door to detached single garage with up and over door.



## Road Map



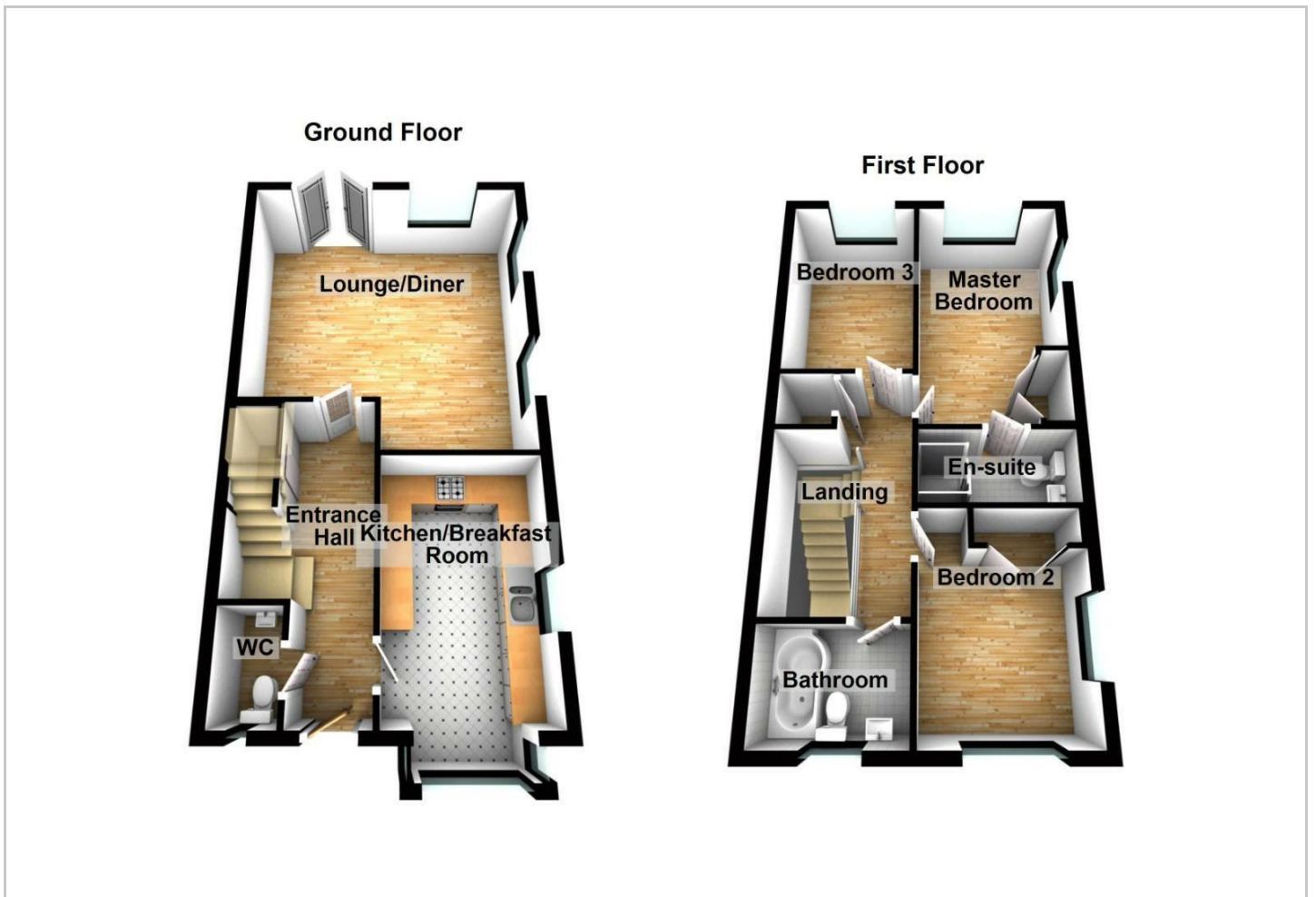
## Hybrid Map



## Terrain Map



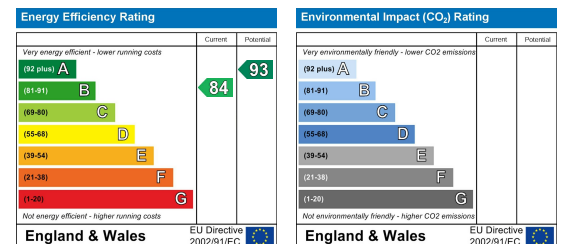
## Floor Plan



## 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.