

HUNTERS[®]

HERE TO GET *you* THERE



York Road

Netley Abbey, Southampton, SO31 5DD

Offers In Excess Of £800,000



Council Tax: F



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FRONT APPROACH

Mainly laid to lawn with side gated access and trellis fence. To the rear is a gravelled driveway to side providing off road parking, workshop/potential garage, courtyard paved patio seating area, small picket fence and gate to side.

STORM PORCH

Door to:

ENTRANCE HALL

Oak wooden flooring, triple column radiator, dado rails, moulded skirting boards, stairs to 1st floor, door to under stairs storage cupboard, door to:

SITTING ROOM

14'8" x 14'5" (4.47 x 4.39)

Sash windows with secondary glazing forming 3 sided bay to front aspect. Dark oak wood flooring, Feature fireplace with "Brosely Hercules" multi fuel burning stove with back boiler on a slate hearth with painted wooden fire surround and mantle over. Triple column radiator, picture rail, corniced ceiling with matching ceiling rose.

LIVING ROOM

14'8" x 14'4" (4.47 x 4.37)

Sash windows with secondary glazing forming 3 sided bay to front aspect. Feature fireplace with fitted cast-iron back and mantle with tiled inserts and gas, coal effect fire. Triple column radiator, picture rail and skirting board. Feature corniced ceiling with matching ceiling rose. Oak wood flooring.

DINING ROOM

14'4" x 12'5" (4.37 x 3.78)

PVC double glazed window to rear aspect, Tiled fireplace with fitted multi fuel burner on tiled hearth. Fitted alcove storage cupboards with bookshelves above. Triple column radiator, laminate flooring, dado rail, feature corniced ceiling with matching ceiling rose.

KITCHEN/BREAKFAST ROOM

12'6" x 12'1" (3.81 x 3.68)

PVC double-glazed window to rear aspect. Fitted with a matching range of wall base units with drawers and beech worktops over. Twin bowl ceramic butler sink unit with stainless steel swan neck mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer and space for range cooker. Triple column radiator, parquet effect laminate flooring.

REAR HALL

Door to southerly facing patio with verandah. Doors to Bathroom and Utility Room.

UTILITY ROOM

15'5" x 7'1" (4.70 x 2.16)

PVC double-glazed window to side aspect and door to garden and 2nd patio area. Fitted with base units with work tops over, ceramic sink with stainless steel swan neck mixer tap, plumbing for washing machine and dishwasher, double radiator, ceramic tiled flooring, double doors to:

STUDY

13'10" x 9'7" (4.22 x 2.92)

Dual aspect PVC double glazed windows to side aspect, double radiator, vinyl plank flooring.

BATHROOM

Fitted with three piece suite comprising panelled bath with shower over mixer taps, pedestal wash hand basin, low-level WC, heated towel rail, PVC opaque double glazed window to side aspect, Storage cupboard, double column radiator, tiled flooring.

HALF LANDING

From Entrance Hall the staircase leads to the half landing and turns to first floor landing. PVC double glazed window to rear aspect. Fitted cupboard with gas fired combination boiler. Doors to Shower Room and Separate WC.

LANDING

Sash window to front aspect, dado rail, radiator, coving to ceiling with access to loft via hatch to fully boarded loft space with pull down ladder, light point and velux window. Doors to:

MASTER BEDROOM

14'8" x 14'5" (4.47 x 4.39)

Sash window to front aspect. Feature Victorian cast iron fireplace with mantle over, fitted double wardrobe(s) with hanging rails, double radiator, fitted carpet, coving to ceiling, ceiling rose.

BEDROOM 2

14'8" x 14'4" (4.47 x 4.37)

Sash window to front aspect. Feature Victorian cast iron fireplace with mantle over, double radiator, fitted carpet, coving to ceiling, ceiling rose.

BEDROOM 3

14'4" x 12'5" (4.37 x 3.78)

PVC double glazed window to rear aspect with view of Southampton Water. Feature Victorian cast iron fireplace with mantle over, double radiator, fitted carpet, coving to ceiling, ceiling rose.

BEDROOM 4

12'6" x 12'2" (3.81 x 3.71)

PVC double glazed window to rear aspect with view of

Southampton Water. Feature Victorian cast iron fireplace with mantle over, double radiator, fitted carpet, coving to ceiling, ceiling rose.

SHOWER ROOM

PVC opaque double glazed window to rear aspect. Two piece suite comprising double shower enclosure with fitted thermostatic shower, wash hand basin on a tiled top, period style vanity unit with cupboards and cabriole legs, mirror and shaver point. Double column radiator and towel rail, vinyl plank flooring. Access to loft via hatch.

WC

PVC double glazed opaque window to rear, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, half height tiled walls, radiator, ceiling spotlights.

GARDEN

A particular feature of this home are the gardens which surround the property on all four sides. The front garden is mainly laid to level lawns with inset borders being well stocked with a variety of shrubs and plants. The rear and side gardens are also laid mainly to lawns with flowerbed borders and a well stocked Kitchen Garden with raised beds for vegetables and herbs. Equally appealing for the garden enthusiast is the potting shed, workshop, outside garden tap, a well and two patio areas. A gate provides access to front garden and gates to the rear lead to the off road parking area.



Road Map



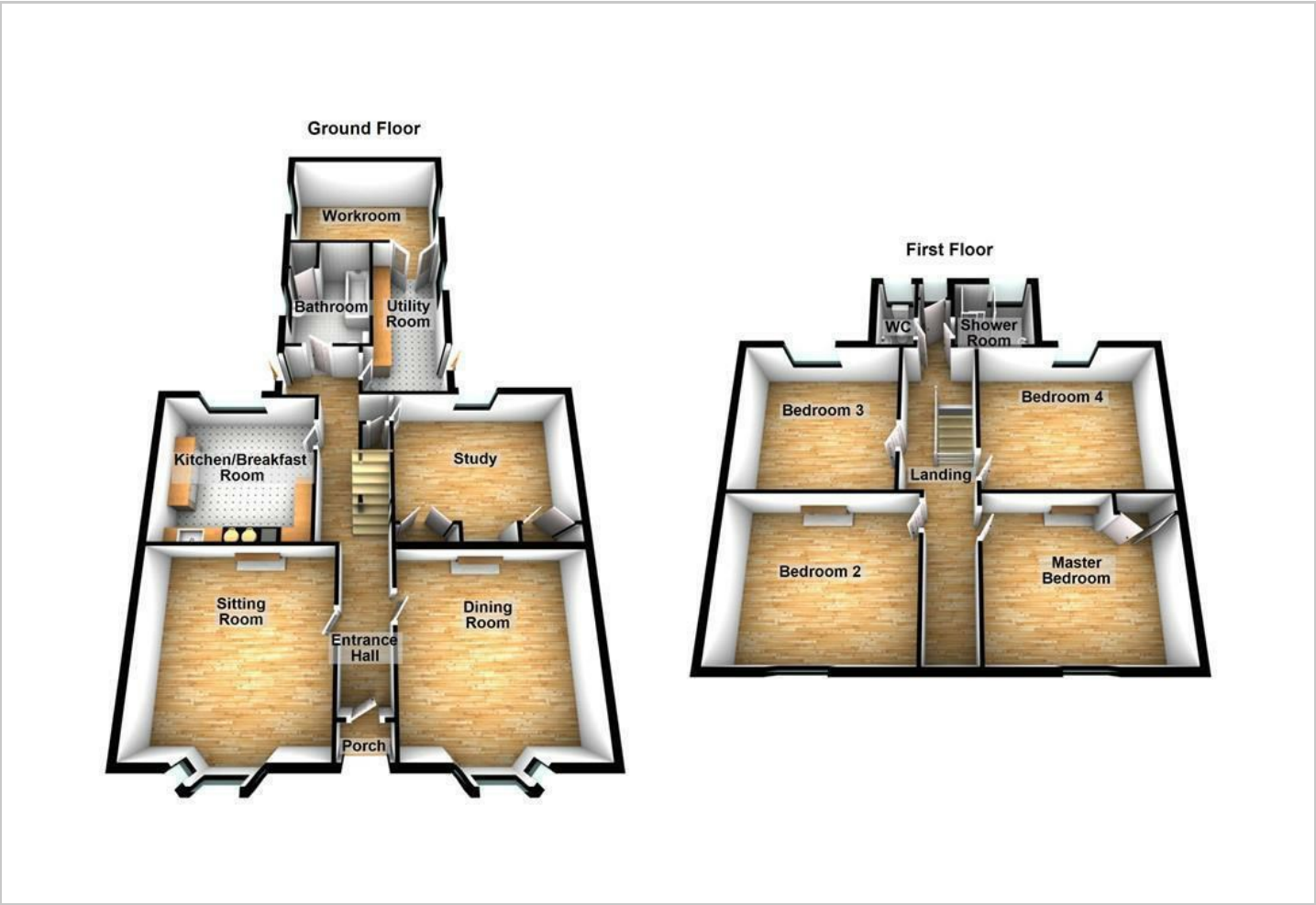
Hybrid Map



Terrain Map



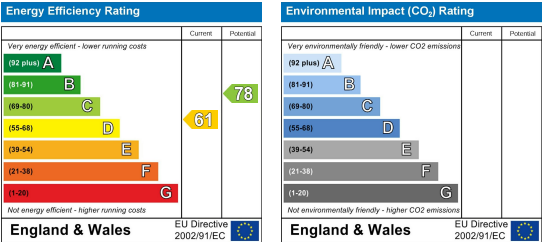
Floor Plan



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.