

HUNTERS®

HERE TO GET *you* THERE



Abbeyfields Close

Netley Abbey, Southampton, SO31 5GR

Asking Price £460,000



Council Tax: D



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Front Approach

Driveway leading to garage, gravelled to front with shrubs.

Entrance Hall

Double radiator, fitted carpet, telephone point, stairs to first floor, door to under stairs storage cupboard, doors to:

Cloakroom

Double glazed window to front aspect, fitted with two piece suite comprising, wash hand basin with cupboards under, mixer tap and tiled splashbacks, low-level WC and heated towel rail, laminate flooring.

Living Room

14'10" x 11'5" (4.52m x 3.48m)

Double glazed window to front aspect, double radiator, fitted carpet, TV point, coving to ceiling, door to:

Dining Room

9'6" x 9'4" (2.90m x 2.84m)

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

Fitted Kitchen

12'6" x 9'1" max (3.81m x 2.77m max)

Fitted with a modern range of base and eye level units and drawers with worktop space over with underlighting, composite sink unit with single drainer with swan neck mixer tap, integrated under counter fridge and dishwasher, space and plumbing for washing machine, built-in double oven, hob with extractor hood over, double glazed window to rear aspect, laminate flooring, recessed ceiling

spotlights, wall mounted concealed boiler, double glazed door to garden.

Landing

Double glazed window to side aspect, storage cupboard, fitted carpet, access to loft via loft hatch, doors to:

Master Bedroom

12'6" x 9'11" (3.81m x 3.02m)

Double glazed window to rear aspect, built in double wardrobe, double radiator, fitted carpet, coving to ceiling, fitted over bed wardrobe(s) with overhead storage, recessed shelving, display area, door to:

En-suite Shower Room

Fitted with three piece suite comprising recessed tiled shower enclosure with shower over, inset wash hand basin in vanity unit with cupboards under and tiled surround and close coupled WC tiled surround, window to rear, double radiator, vinyl flooring, coving to ceiling.

Bedroom 2

12'3" x 8'2" (3.73m x 2.49m)

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

Bedroom 3

10'3" x 8'10" (3.12m x 2.69m)

Double glazed window to front aspect, double radiator, fitted carpet, fitted cupboards and desk unit under.

Family Bathroom

Fitted with three piece suite comprising jacuzzi bath with shower over, mixer tap and glass screen, inset

wash hand basin with cupboards under and low-level WC, tiled surround, heated towel rail, uPVC opaque double glazed window to side aspect, tiled flooring, recessed ceiling spotlights.

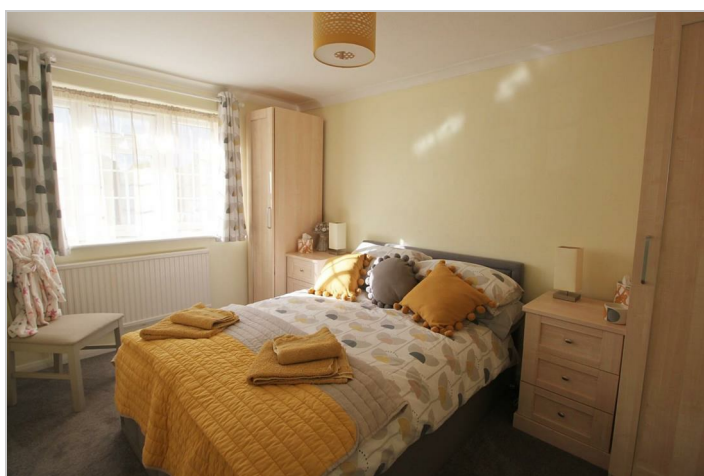
Garage

13'9" x 8'5" (4.19m x 2.57m)

Attached brick built garage with rear courtesy door, power and light connected, space for fridge/freezer and tumble dryer, Up and over door.

Rear Garden

Enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with flower and shrub borders small brick retaining wall, wooden summerhouse, gravelled seating area, side gated access.



Road Map



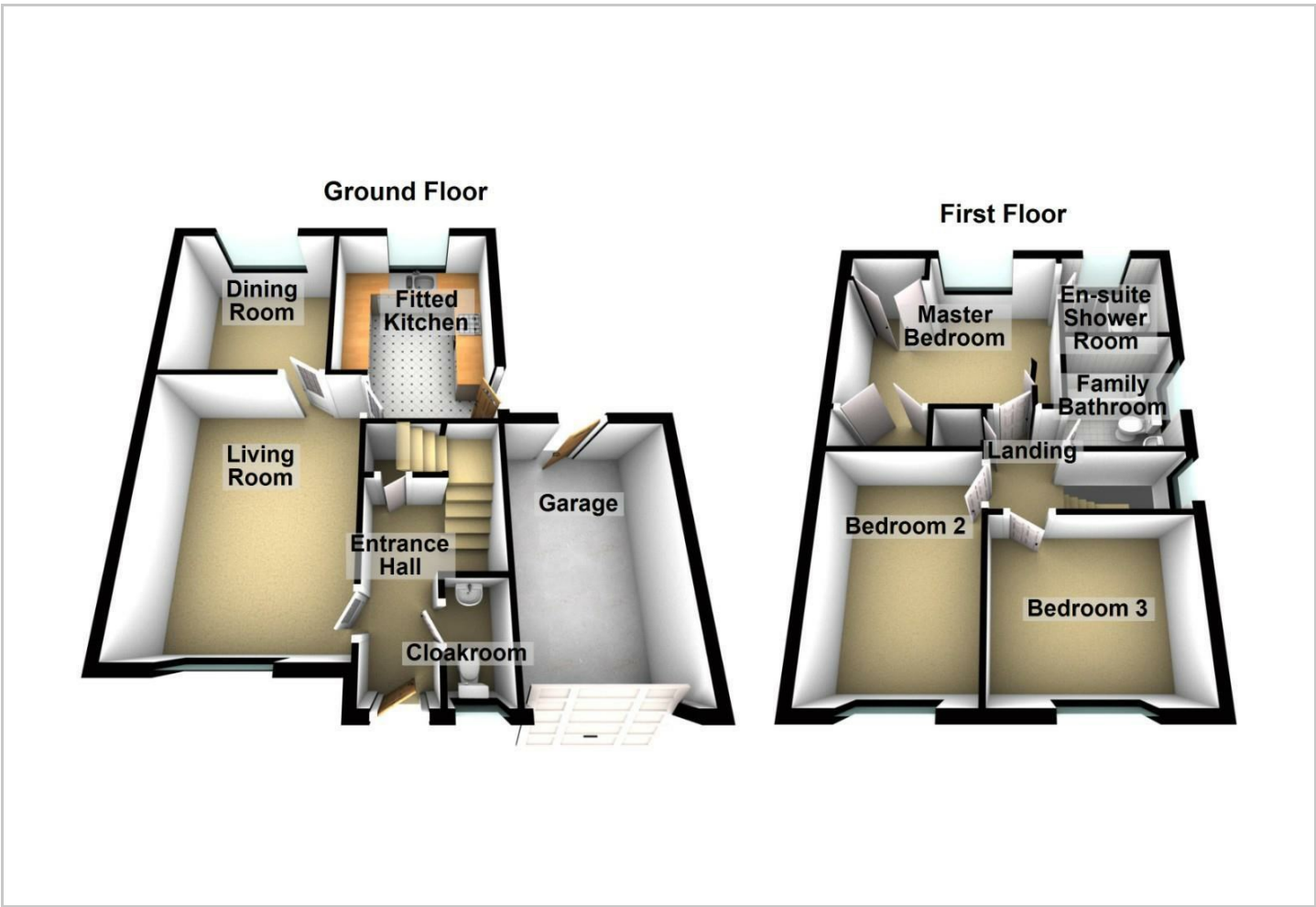
Hybrid Map



Terrain Map



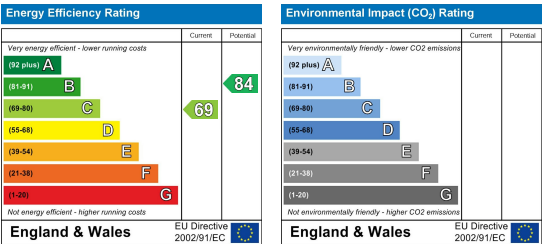
Floor Plan



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.