

# HUNTERS®

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## The Crescent

Netley Abbey, SO31 5BG

Asking Price £350,000



- SPACIOUS FAMILY HOME
- SEMI DETACHED
- DOWNSTAIRS WET ROOM
- NEW ROOF (2023)
- CLOSE TO AMENITIES

- THREE BEDROOMS
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- WOOD BURNING STOVES

Tel: 023 8045 8054

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Hunters are delighted to bring to the market this well presented, spacious three bedroom semi detached family home. The property comprises living room with log burning stove, separate dining room with bay window and log burner, modern fitted kitchen and breakfast room and a downstairs wet room. Upstairs offers three good size bedrooms and newly fitted bathroom suite. There is parking for two vehicles on the front and an private enclosed rear garden.

### Front Approach

Block paved driveway providing parking for a couple of vehicles, enclosed by wall and wooden fence to sides, gated side access.

### Recess Porch

Brick built porch, door to:

### Entrance Hall

Fitted carpet, stairs to first floor, door to walk-in under-stairs storage cupboard with additional shelving, fuse box and gas and electricity meters, double glazed window to front aspect.

### Dining Room

12' x 9'3" (3.66m x 2.82m)

Double glazed bay window to front, wood burning stove with glass door in chimney, wooden mantle over, vertical wall mounted radiator, laminate flooring.

### Fitted Kitchen

11' x 7'11" (3.35m x 2.41m)

Fitted with a range of base and eye level units and drawers with worktop space over with drawers, 1+1/2 bowl ceramic sink unit with single drainer and stainless steel swan neck mixer tap, plumbing for washing machine and dishwasher, space for range cooker with extractor hood over, double glazed window to side, vinyl flooring, part tiled walls, open plan to:

### Breakfast Room/Utility Room

7'11" x 6'11" (2.41m x 2.11m)

Double glazed window to side aspect, space for fridge/freezer, vinyl flooring, wall mounted concealed combination boiler, double glazed door to garden, door to:

### Wet Room

Fitted with three piece with tiled shower area with electric shower over, inset wash hand basin, low-level WC and extractor fan, opaque double glazed window to side, radiator, tiled, under floor heating.

### Living Room

19'3" x 2'4" (5.87m x 0.71m)

Double glazed window to rear aspect, wood burning stove with glass door in chimney, wooden mantle over, double radiator, fitted carpet, TV point, double glazed sliding patio doors to garden.

### First Floor Landing

Double glazed window to front aspect, fitted carpet, access to loft hatch, door to storage cupboard with additional shelving, door to:

### Master Bedroom

13'4" x 11'11" (4.06m x 3.63m)

Double glazed window to rear aspect, chimney breast, double radiator, fitted carpet.

### Bedroom 2

12' x 9'5" max (3.66m x 2.87m max)

Double glazed window to front aspect, chimney breast, double radiator, fitted carpet, picture rail.

### Bedroom 3

11'3" x 8'7" (3.43m x 2.62m)

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

### Bathroom

Fitted with three suite with panelled bath with shower over, inset wash hand basin in vanity unit with cupboards under and close coupled WC, tiled surround, opaque double glazed window to side aspect, laminate under floor heating.

### Rear Garden

Enclosed rear garden, enclosed by brick wall and panelled fence to rear and sides, mainly laid to lawn, paved patio seating area, garden shed, side gated access.

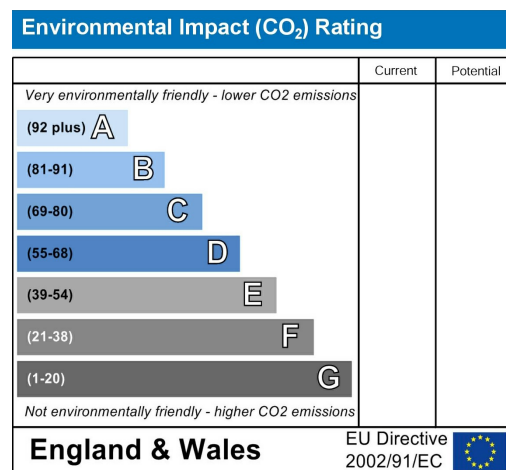
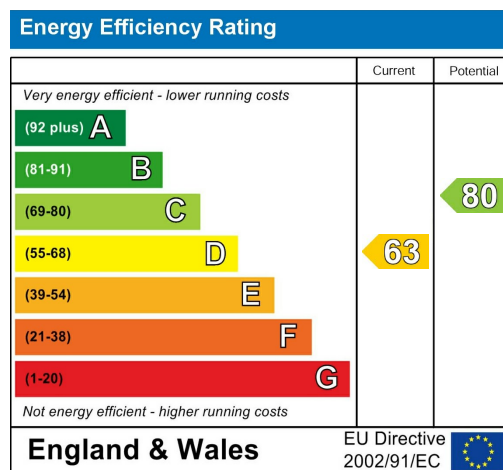


Floorplan





## Energy Efficiency Graph



## 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.



Road Map



Hybrid Map





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.

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