



The Badgers

Netley Abbey, Southampton, SO31 5PT

Asking Price £525,000



- Detached Family Home
- Garage & Driveway
- Good Size Rear Garden
- En Suite To Master
- Easy Access To Amenities
- Four Bedrooms
- Desired Cul De sac Location
- Downstairs Cloakroom & Study
- Kitchen Breakfast Room
- No Forward Chain

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A wonderful opportunity to acquire this well appointed extended four bedroom detached family home situated in a sought after Cul de sac location. Conveniently situated with easy access to shops, amenities and Victoria Country Park. This property offer spacious living accommodation comprising extended entrance hall, open plan kitchen breakfast room, living room, study, downstairs cloakroom. Upstairs offers 4 good size bedrooms with en suite shower to master and family bathroom. Further benefits include a garage and driveway providing parking for several vehicles and approximately 100ft rear garden. Offered with no forward chain.

Front Approach

Block paved driveway providing parking for a couple of vehicles, laid to lawn with brick wall to side, wooden gated side access.

Entrance Porch

Velux skylight, double radiator, ceramic tiled flooring, open plan to:

Hallway

Double radiator, wooden flooring, stairs to first floor, door to:

Cloakroom

Fitted with two piece suite comprising, inset wash hand basin with cupboards under and low-level WC, half height tiled walls.

Kitchen/Dining Room

28'6" x 9'9" (8.69m x 2.97m)

Fitted with a modern range of base and eye level units and drawers with worktop space over, 1+1/2 bowl composite sink with single drainer and stainless steel swan neck mixer tap, integrated dishwasher and under counter fridge, space for fridge/freezer, built-in double NEFF oven, induction hob with extractor hood over, built-in microwave, uPVC double glazed window to front and side aspect, two Velux skylights, radiator, plinth heating, vinyl tiled flooring, coving to ceiling with recessed ceiling spotlights, wall mounted concealed gas boiler, uPVC double glazed door to garden, open plan to:

Living Room

16' x 12'10" (4.88m x 3.91m)

Fitted carpet, two radiators, coving to ceiling, TV point, uPVC double glazed sliding patio doors to garden.

Study

7'6" x 5'11" (2.29m x 1.80m)

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

Master Bedroom

16" x 12'10" (4.88m' x 3.91m)

UPVC double glazed window to rear aspect, radiator, fitted carpet, door to:

En-suite Shower Room

Fitted with three piece suite comprising recessed tiled shower enclosure with shower over and folding glass screen, wall mounted wash hand basin with base cupboard, low-level WC and heated towel rail, uPVC opaque double glazed window to side aspect, vinyl flooring.

Bedroom 2

11'6" x 8'7" (3.51m x 2.62m)

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

Bedroom 3

10'2" x 8'1" (3.10m x 2.46m)

UPVC double glazed window to front aspect, radiator, fitted carpet, built in double wardrobe.

Bedroom 4

14'10" x 6'8" (4.52m x 2.03m)

Two uPVC double glazed windows to front aspect, two radiators, fitted carpet, built in double wardrobe.

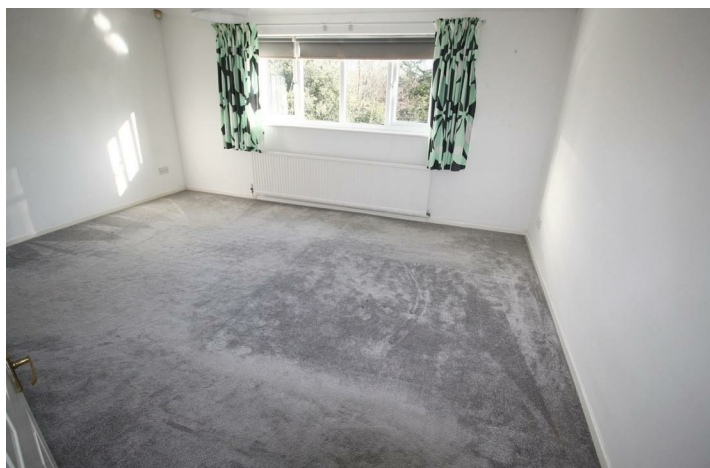
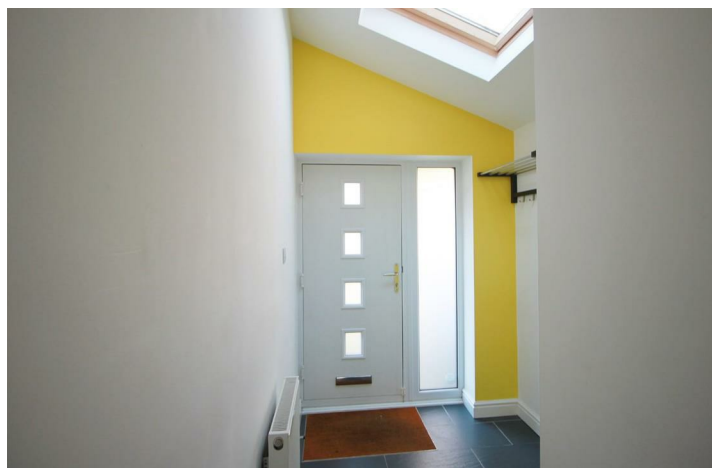
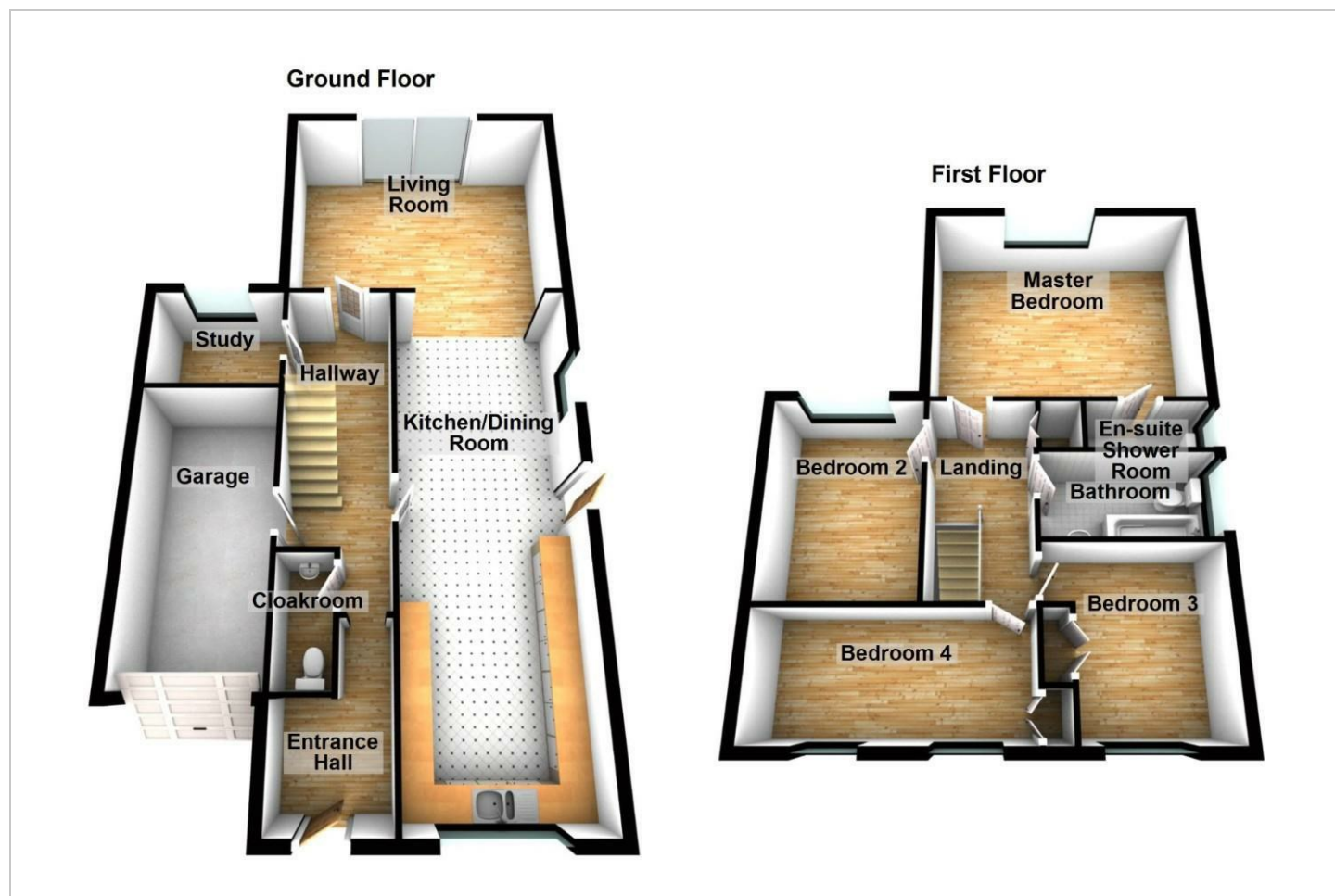
Bathroom

Fitted with three piece suite comprising panelled bath with mixer shower over, inset wash hand basin with cupboards under and low-level WC, tiled surround, heated towel rail, UPVC opaque double glazed window to side, vinyl flooring, coving to ceiling.

Rear Garden

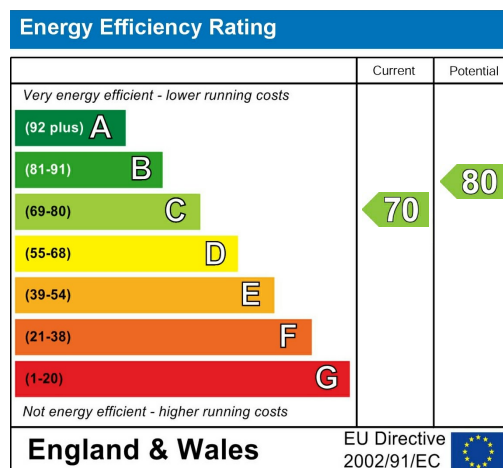
Southerly aspect facing rear garden. Enclosed by brick wall and wooden panelled fence to rear and sides, paved patio seating area and additional decked area, mainly laid to lawn with flower and shrub borders, side gated access, garden tap and outside power. Through the gate to the rear of the garden is a second section overlooking woods with raised beds, vegetable patch, greenhouse and garden shed.

Floorplan





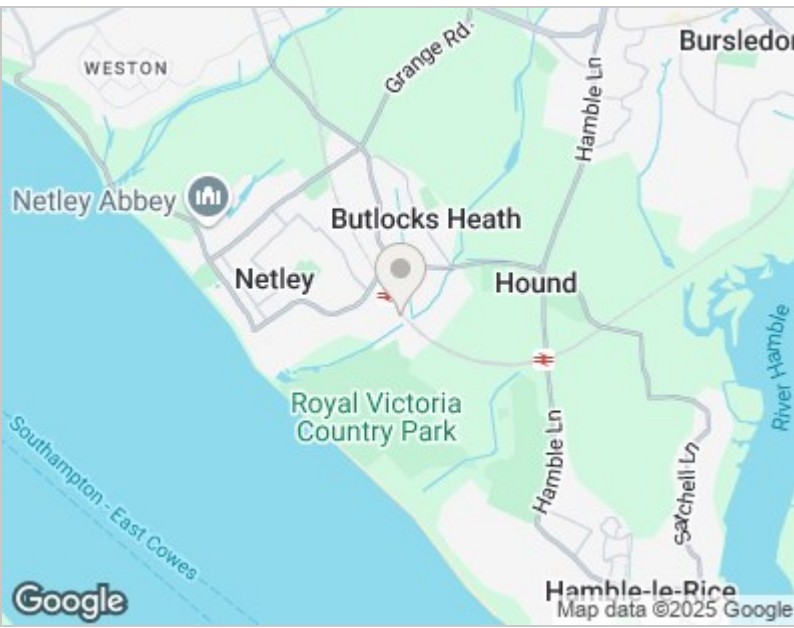
Energy Efficiency Graph



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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