



## Arreton

Netley Abbey, Southampton, SO31 5GY

Offers In The Region Of £380,000



- SEMI DETACHED
- GARAGE & PARKING
- QUIET CUL DE SAC LOCATION
- IN GOOD DECORATIVE ORDER
- SOUTH WESTERLY FACING GARDEN
- FOUR DOUBLE BEDROOMS
- CONSERVATORY
- EN SUITE TO MASTER
- UTILITY ROOM
- EARLY VIEWINGS ARE ADVISED

# Arreton

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A wonderful opportunity to acquire this spacious and well presented four bedroom semi detached situated in a quiet cul de sac location with easy access to shops and amenities. This Family home comprises four double bedrooms with En suite shower room to master, family bathroom, living room, modern fitted kitchen breakfast room, utility room and conservatory. Further features include a garage and parking for a couple of vehicles and an enclosed south westerly facing garden.

### Front Approach

Driveway providing parking for a couple of vehicles, pathway to front.

### Entrance Porch

door to:

### Living Room

14'6" x 14'2" (4.44m x 4.34m)

Double glazed window to front aspect, radiator, oak effect flooring, TV point, feature fireplace, stairs to 1st floor, ceiling spotlights, door to:

### Kitchen

14'2" x 9'6" (4.34m x 2.92m)

Fitted with a modern range of grey shaker style base and eye level units and drawers with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, built-in triple oven, five ring gas hob with stainless steel extractor hood over, laminate tiled flooring, door to utility room, sliding doors to:

### Conservatory

13'1" x 8'1" (4m x 2.47m)

Brick construction with uPVC double glazed windows and power and light connected, laminate tiled flooring, uPVC double glazed door to garden.

### Utility Room

9'1" x 7'4" (2.77m x 2.26m)

Plumbing for washing machine, space for fridge/freezer and tumble dryer, wall mounted gas boiler, door to garden and rear of garage.

### Bedroom 1

13'5" x 8'5" (4.1m x 2.57m)

Two Double glazed windows to front aspect, radiator, laminate flooring, built-in double wardrobe(s), door to:

### En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with shower over, pedestal wash hand basin and low-level WC.

### Bedroom 2

12'2" x 9'8" (3.73m x 2.95m)

UPVC double glazed window to front aspect, radiator, built in Storage cupboard, door to airing cupboard

### Bedroom 3

11'10" x 7'4" (3.62m x 2.26m)

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

### Bedroom 4

9'8" x 9'6" (2.95m x 2.92m)

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

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, uPVC opaque double glazed window to rear aspect, tiled flooring.

### Garage

15'0" x 7'4" (4.59m x 2.26m)

Attached brick built garage with up and over door with power and light connected.

### Rear Garden

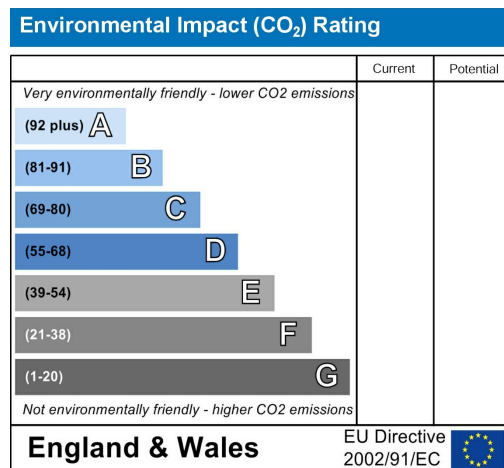
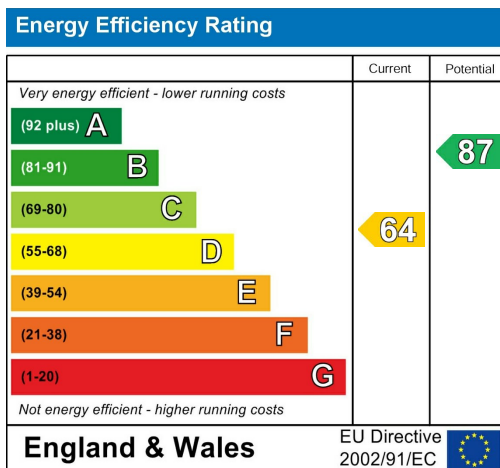
South westerly facing rear garden enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with shrub borders, paved patio seating area, garden shed.

Floorplan





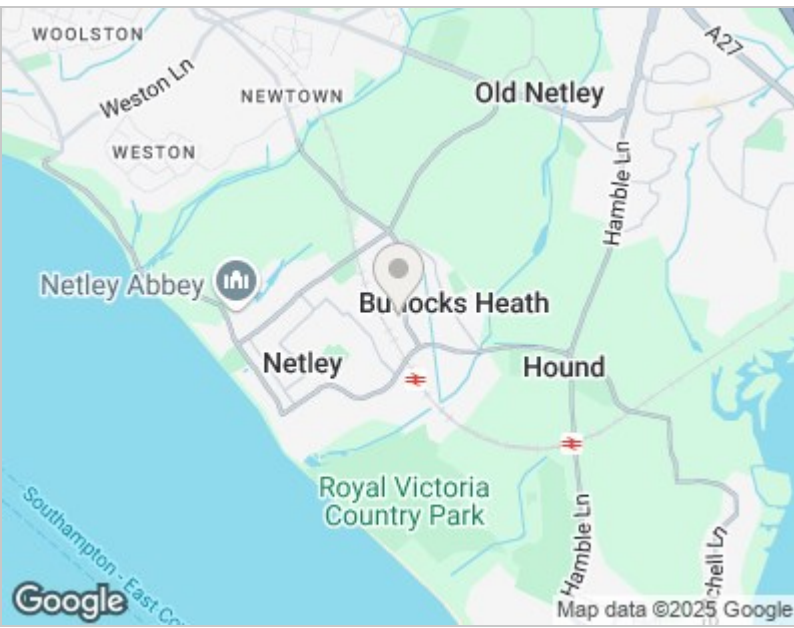
## Energy Efficiency Graph



## 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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