



## New Road

Netley Abbey, Southampton, SO31 5HL

Asking Price £415,000



- THREE DOUBLE BEDROOMS
- INTEGRAL GARAGE
- EN SUITE TO MASTER
- DOWNSTAIRS CLOAKROOM
- OPEN PLAN LIVING/DINING ROOM

- EXTENDED SEMI DETACHED HOME
- OFF ROAD PARKING TWO VEHICLES
- VILLAGE LOCATION
- MODERN FITTED KITCHEN

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A stylish modern semi detached house situated in a small development in the village of Netley Abbey with easy access to shops, amenities and waters edge. This property comprises, upstairs three double bedrooms, master with en-suite shower room and dressing area and a family bathroom. Downstairs offers an open plan L-shaped 20ft living/dining room with doors to garden, modern fitted kitchen with integrated appliances and a downstairs cloakroom. Further features include an integral garage and parking for two vehicles and some glimpses of Southampton Water from the kitchen and front bedroom.

### Front Approach

Block paved driveway providing parking for two vehicles, side gated access.

### Entrance Hall

Tiled flooring, radiator, coving to smooth ceiling, door to garage, stairs to 1st floor, doors to:

### Fitted Kitchen

11'0" x 7'3" (3.37m x 2.23m)

Fitted with a modern range of base and eye level units and drawers with quartz worktops over, inset sink unit with swan neck mixer taps, integrated dishwasher and fridge freezer, built in oven and microwave with induction hob and extractor hood over, tiled flooring, double glazed window to front aspect, smooth ceiling with spotlights, concealed Glow Worm gas boiler.

### Cloakroom

Fitted two piece suite comprising low level WC, and wash hand basin, extractor fan, laminate flooring.

### Living/Dining Room

20'0" x 19'10" narrowing to 11'6" x 9'6" (6.12m x 6.05m narrowing to 3.51m x 2.90m)

Extended L shaped living/dining room, two sets of French double doors leading to paved patio, tiled flooring, smooth ceiling with recessed ceiling spotlights, three radiators, TV point, two Velux skylights over dining room.

### Landing

Fitted carpet, coved to smooth ceiling, access to loft hatch, airing cupboard housing hot water tank, door to:

### Master Bedroom

19'10" x 10'11" (6.05m x 3.35m)

Double glazed window to front elevation with water view, radiator, laminate flooring, two built in double wardrobes, door to:

### En Suite Shower Room

Fitted with a three piece suite comprising shower enclosure with shower over, low level WC,

pedestal wash hand basin, tiled flooring, radiator, tiled walls, opaque double glazed window to front aspect.

### Bedroom 2

11'6" x 10'2" (3.51m x 3.10m)

Fitted carpet, radiator, two velux skylights.

### Bedroom 3

11'6" x 9'1" (3.51m x 2.79m)

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

### Bathroom

Fitted with a three piece suite comprising panelled bath with shower attachment over mixer taps and folding shower screen, pedestal wash hand basin, low level WC, extractor fan, part tiled walls, tiled flooring.

### Garage

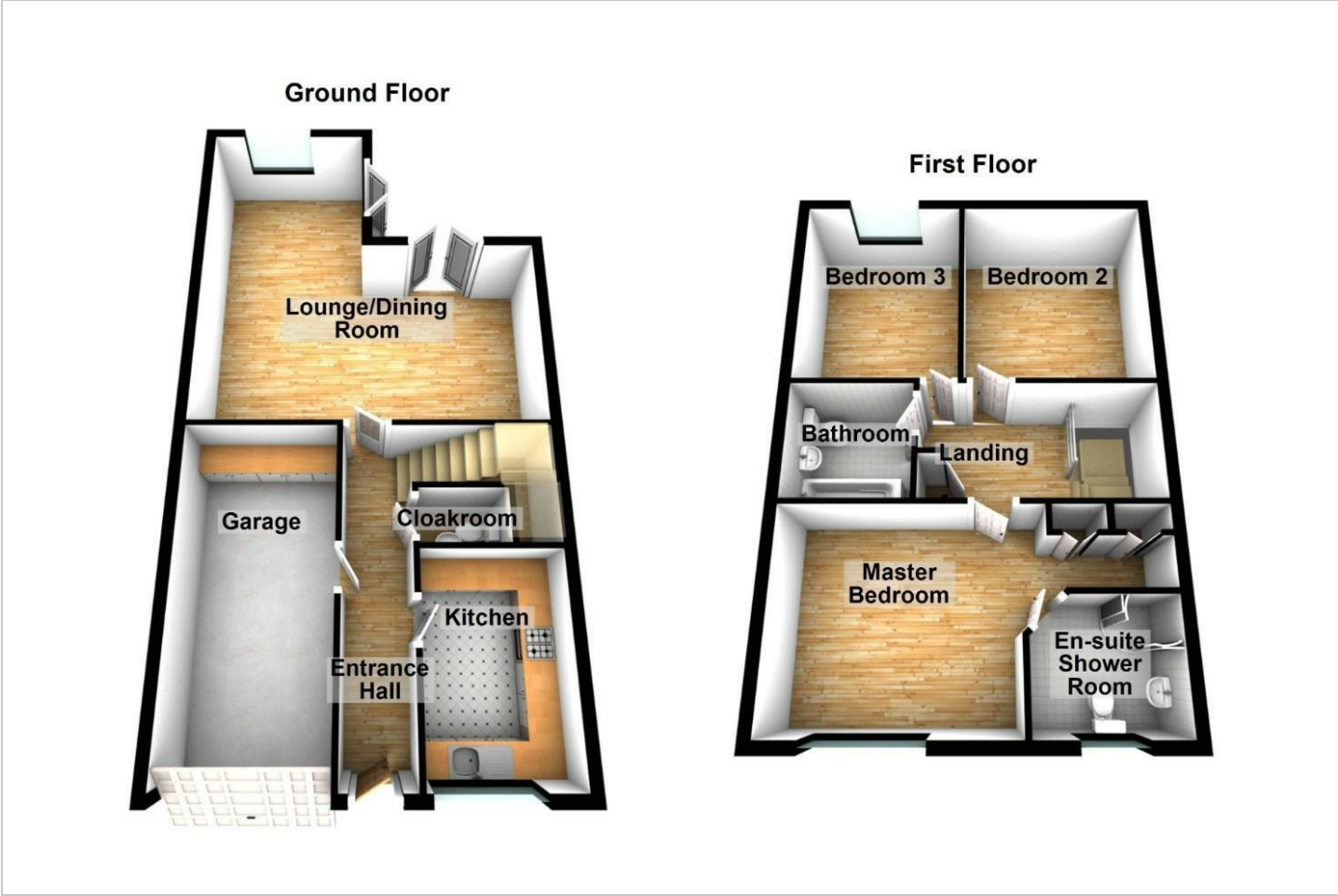
Brick built integral garage with power and light connected, units and worktops with space under, plumbing for washing machine and space for tumble dryer and fridge freezer.

### Rear Garden

Enclosed by wooden panelled fence to rear and sides, tiered garden with paved patio with sun awning and outside lighting, steps to lawned area with walled border with an array of flower and shrub beds, side gated access.

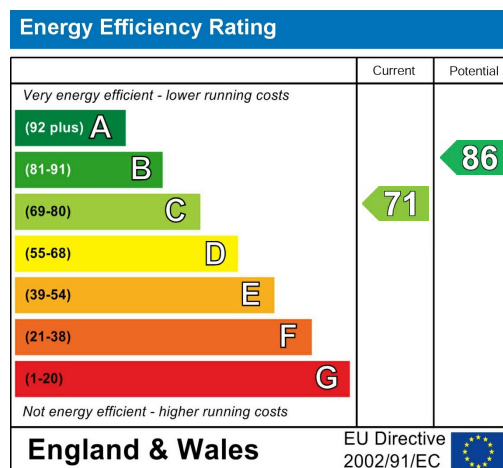


Floorplan





## Energy Efficiency Graph

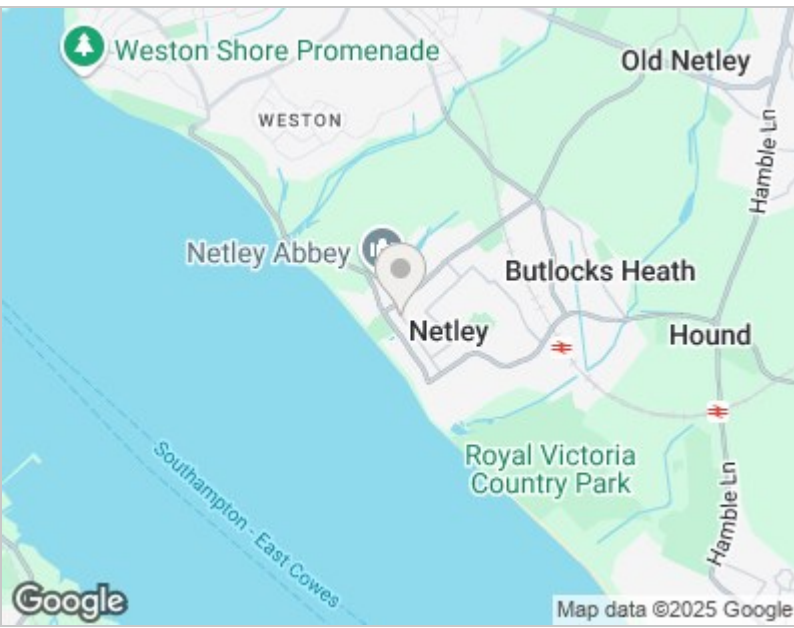


## Viewing

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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