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New Road

Netley Abbey, Southampton, SO31 5DJ

Asking Price £435,000



- 1930s Three Bedroom Semi Detached
- Village Location
- Two Reception Rooms
- Immaculately Presented Throughout
- Downstairs Cloakroom

- Ample Off Road parking
- Modern Kitchen Breakfast Room
- Four Piece Family Bathroom
- Approx 100ft Plus Rear Garden
- Rewire & Replaced Central Heating 2020

Tel: 023 8045 8054

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A wonderful opportunity to acquire this 1930s three bedroom semi detached family home conveniently situated with easy access to all the amenities in the village centre and Southampton water. The property has been modernised to a high standard by the current owners giving it a modern, light and airy feel throughout. Comprising living room with log burner, dining area open plan to modern kitchen breakfast room with full width bi fold doors to garden, downstairs cloakroom, three bedrooms upstairs with four piece bathroom suite. Further features include off road parking for several vehicles and a good size enclosed rear garden.

Front Approach

Block paved driveway providing parking for several vehicles, wooden side gated access, steps to front door, inset shrub planters with wooden retainer.

Entrance Hall

Wooden flooring, double radiator, stairs to 1st floor, under stairs storage cupboard, ceiling spotlights, door to:

Living Room

13'6" x 11'3" (4.14m x 3.45m)

Double glazed bay window to front aspect with fitted blinds, double radiator, wooden flooring, chimney breast with log burning stove, ceiling spotlights

Dining Area

13'5" x 11'2" (4.11m x 3.42m)

Wooden flooring, wall mounted vertical radiator, built in double cupboard, chimney breast with feature fireplace slate tiled hearth, ceiling spotlights, open plan to:

Kitchen Breakfast room

17'10" x 14'4" (5.46m x 4.37m)

Fitted with a modern range of base and eye level units and drawers with composite worktops, matching island unit with breakfast bar with cupboards and inset sink unit drainer and mixer tap, fitted wine cooler, integrated washing machine, dishwasher and space for American fridge freezer and range cooker with extractor over, built in microwave oven, roof sylvight with ceiling spotlights, full width bi fold doors to paved patio, ceramic tiled flooring. vertical wall mounted radiator.

Cloakroom

Fitted two piece suite comprising low level WC, wash hand basin with cupboard under, heated towel rail, tiled flooring, opaque double glazed window to side.

Landing

Double glazed window to side elevation, fitted carpet, access to loft hatch with pull down ladder and combination boiler, door to:

Master Bedroom

15'1" x 9'10" (4.62m x 3.02m)

Double glazed bay window to front elevation with water view, double radiator, fitted carpet, two built in double wardrobes, feature fireplace, ceiling spotlights.

Bedroom 2

11'0" x 10'11" (3.36m x 3.35m)

Double glazed window to rear elevation, double radiator, fitted carpet, built in double wardrobe, feature fireplace, ceiling spotlights.

Bedroom 3

11'10" x 6'7" (3.62m x 2.01m)

Double glazed window to front elevation with water view, radiator, fitted carpet.

Bathroom

Opaque double glazed window to rear aspect, fitted four piece suite comprising free standing bath with central mixer taps, tiled shower cubical with shower over, close coupled WC, wash hand basin, tiled under floor heating, recessed ceiling spotlights.

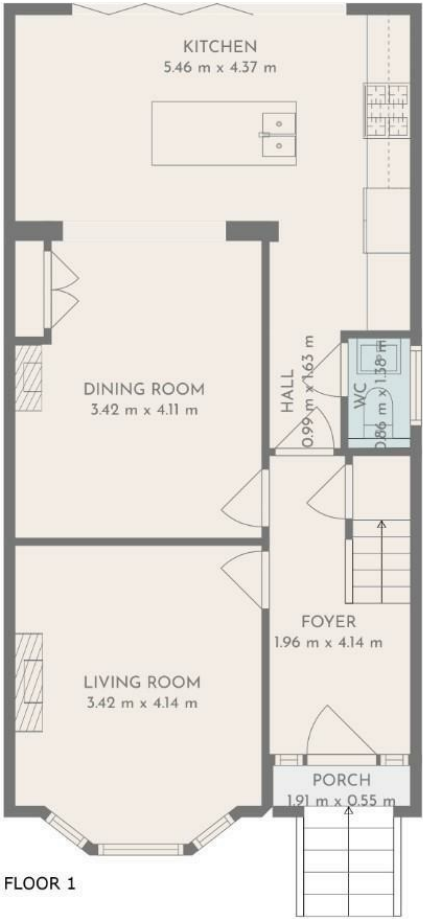
Rear Garden

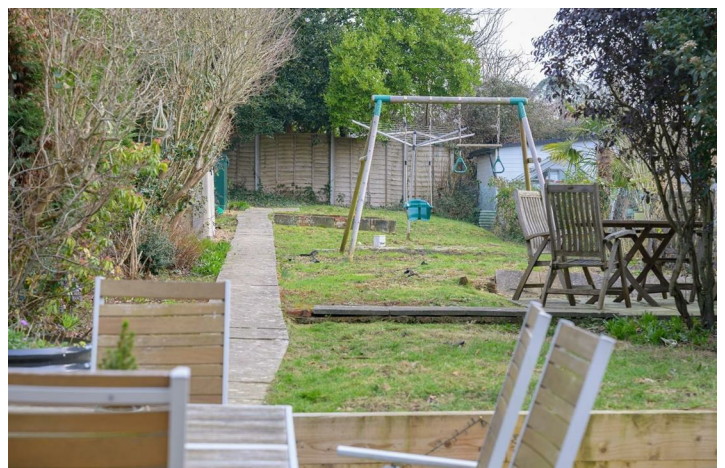
Approximately 100ft rear garden, enclosed by wooden panelled fence to rear and sides, paved patio seating area adjacent to property, mainly laid to lawn with shrub border, further paved patio seating area, gravelled area, side gated access.

Note

The property was renovation by the current owner in 2020 with new heating system and boiler, bathrooms, kitchen and full rewire.

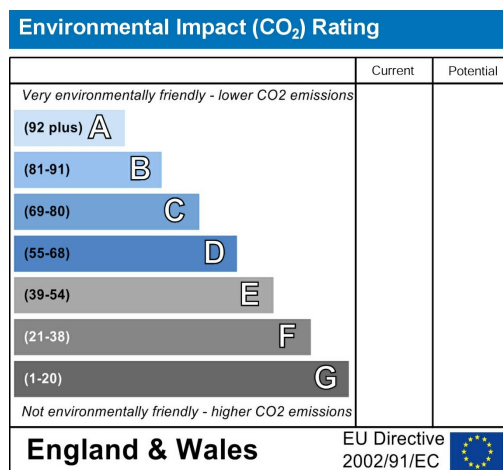
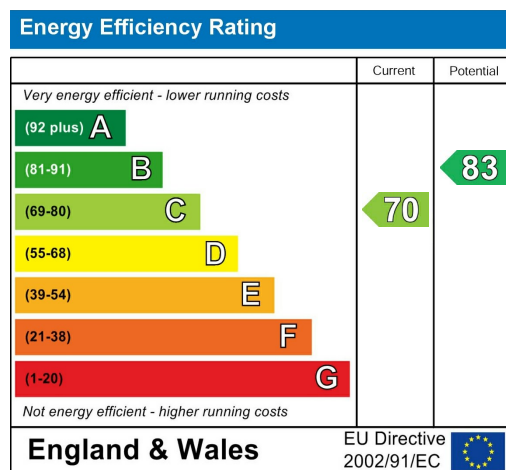
Floorplan







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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