



Gashouse Hill

Netley Abbey, Southampton, SO31 5AP

Offers In Excess Of £500,000



- REFURBISHED THROUGHOUT
- DETACHED FAMILY HOME
- KITCHEN DINER
- FOUR BEDROOMS
- GARAGE & PARKING

- CLOSE TO ROYAL VICTORIA COUNTRY PARK
- NON ESTATE LOCATION
- DOWNSTAIRS WC
- ENSUITE TO MASTER
- NO FORWARD CHAIN

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A unique family home built approx. ten years ago, currently undergoing full refurbishment including new kitchen with appliances, new bathroom and en-suite, redecorated and new flooring.

This modern property offers spacious accommodation including kitchen breakfast with double doors to garden, spacious triple aspect living room also opening to garden and downstairs WC. Four bedrooms with en-suite to master, a further three bedrooms and a family bathroom. Outside, an enclosed garden surrounded by woodland on the edge of Royal Victoria Country Park, with off road parking for several vehicles and a garage to the front.

ENTRANCE HALL

Coving to ceiling, stairs to first floor, built in storage cupboard with shelving, half glazed door to Kitchen/Diner, laminate flooring, doors to:

CLOAKROOM

Double glazed window to front aspect, two piece suite with wash hand basin and low-level WC, tiled splash-back, coving to ceiling, radiator, tiled flooring.

LOUNGE/DINER

24'1" max x 12'11" (7.34m max x 3.94m)

Double glazed window to rear aspect, two double glazed windows to side aspect, coving to ceiling, telephone point, TV point, laminate flooring, double glazed double door to garden.

KITCHEN/DINER

16'8" x 9' (5.08m x 2.74m)

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink with mixer tap over, integrated fridge/freezer and dishwasher, space & plumbing for washing machine, built-in electric fan assisted oven, built-in four ring hob with extractor hood over, double glazed window to front aspect, coving to ceiling, laminate flooring, double glazed double door to garden.

FIRST FLOOR LANDING

Coving to ceiling, smoke detector, radiator, fitted carpet, built in storage cupboard with shelving, doors to:

MASTER BEDROOM

12'6" x 9'9" (3.81m x 2.97m)

Double glazed window to front aspect, coving to ceiling, radiator, TV point, fitted carpet, door to:

EN-SUITE SHOWER ROOM

Three piece white suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, tiled splash-backs, tiled flooring, heated towel rail, extractor fan.

BEDROOM TWO

11'5" x 8'4" (3.48m x 2.54m)

Double glazed window to front aspect, coving to ceiling, radiator, TV point, fitted carpet.

BEDROOM THREE

9'7" x 7'7" (2.92m x 2.31m)

Double glazed window to rear aspect, coving to ceiling, radiator, TV point, fitted carpet.

BEDROOM FOUR

7'11" x 7'9" (2.41m x 2.36m)

Double glazed window to front aspect, coving to ceiling, radiator, TV point, fitted carpet, built in storage cupboard.

BATHROOM

Three piece white suite comprising panelled enclosed bath, pedestal wash hand basin and low-level WC, tiled splash-backs, heated towel rail, extractor fan, double glazed window to side aspect, tiled flooring.

GARAGE

Attached garage with eave storage and access via up and over door.

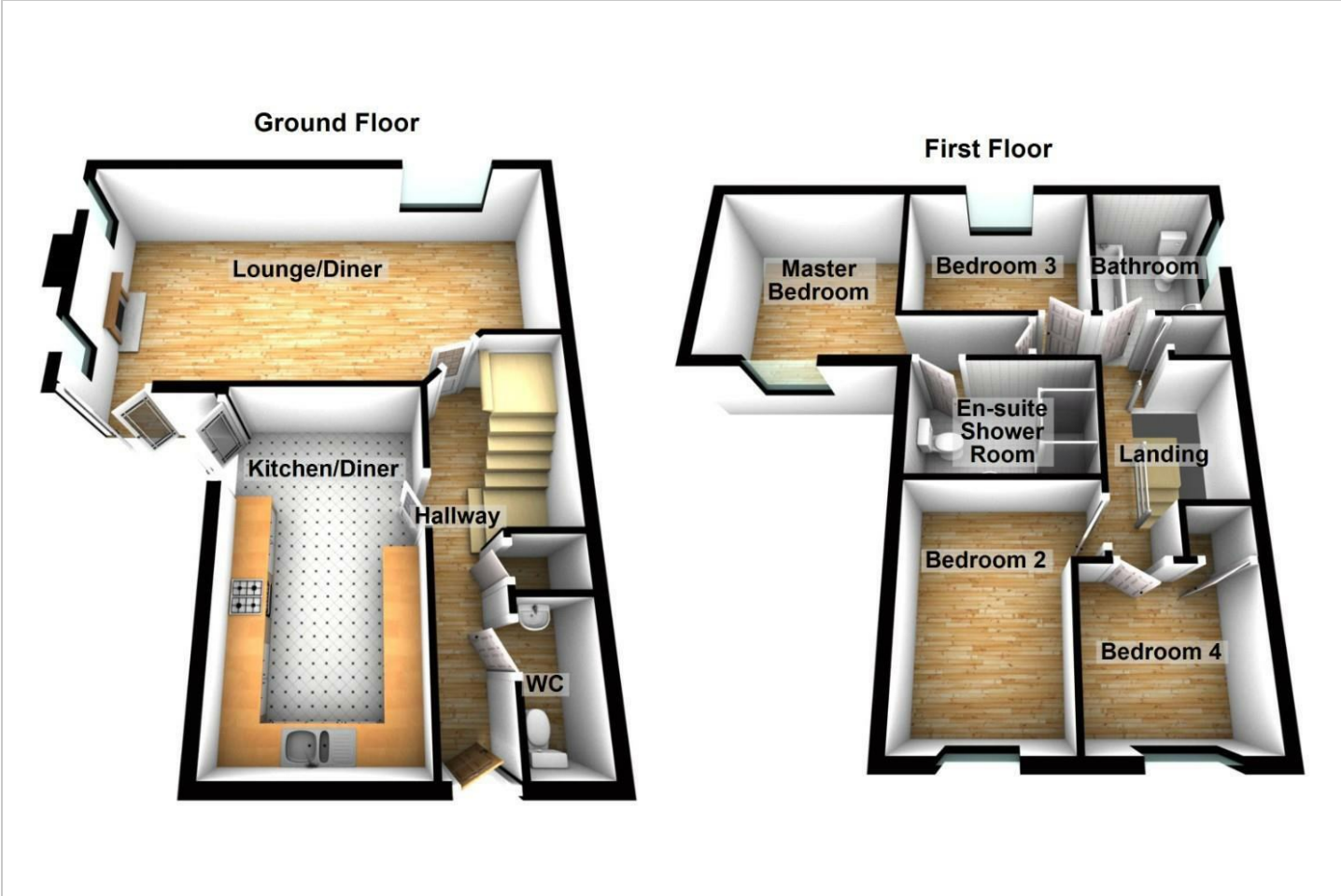
OUTSIDE TO FRONT

Driveway leading to attached garage, pathway leading to covered entrance, outside lighting.

OUTSIDE TO REAR & SIDE

The garden is mainly situated to the side of the property accessed via patio doors from the Kitchen and the Lounge and gated access to the front. Enclosed with wooden panel fencing, paved patio area, remainder mainly laid to lawn.

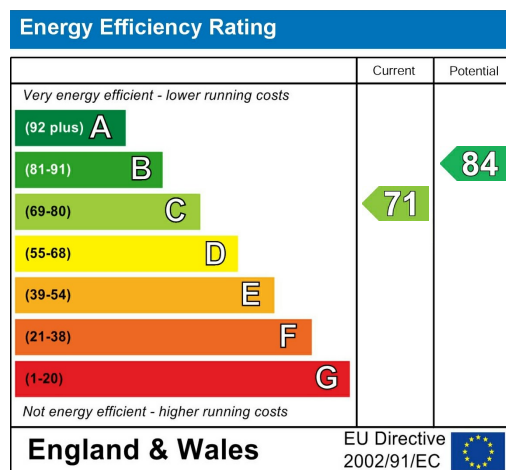
Floorplan







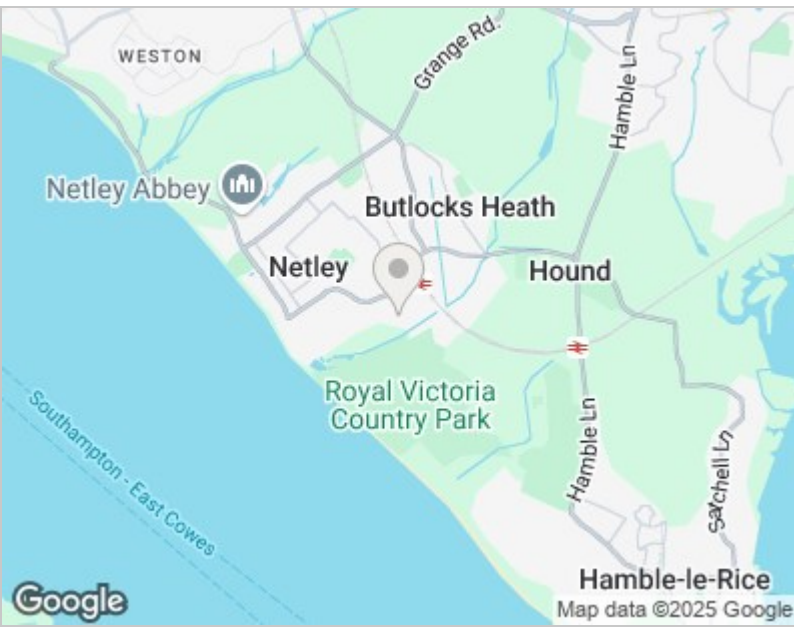
Energy Efficiency Graph



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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