



## Hound Road

Netley Abbey, SO31 5FX

£425,000



- 1930s Semi Detached
- Ample Parking & Garage/Workshop
- Two Reception Rooms
- Downstairs Cloakroom
- Large Secluded Garden

- Two Double Bedrooms
- Sought After Location
- Open Plan Kitchen Breakfast Room
- Modern Bathroom
- Backing Onto Open Fields

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A wonderful opportunity to acquire this well presented, extended 1930s semi detached home situated in one of the most desirable roads in Netley Abbey.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The natural light that floods through the windows enhances the warm atmosphere, making it a welcoming home for families and individuals alike.

The property boasts two well-proportioned bedrooms, providing a peaceful retreat at the end of the day. Each room offers a comfortable space to unwind, with the potential for personalisation to reflect your unique style. The refitted modern bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the generous parking space, accommodating up to four vehicles. This is a rare find in the area, making it an excellent choice for families or those with multiple cars.

The location of Hound Road is particularly appealing, with the picturesque surroundings of the countryside offering a tranquil lifestyle while still being within easy reach of Southampton's amenities. Whether you enjoy leisurely walks in the nearby parks or the convenience of local shops and schools, this property is perfectly situated to meet your needs.

### Front Approach

Paved driveway providing parking for several vehicles, with double iron gates leading to detached garage/workshop and gated access to rear garden, shrub borders.

### Entrance Hall

Fitted carpet, stairs, small cupboard with fuse box and electric meter, door to:

### Living Room

13'9" x 10'5" (4.19m x 3.18m)

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

### Dining Room

13'9" x 12'11" max (4.19m x 3.94m max)

Double glazed window to side aspect, double radiator, fitted carpet, door to under stairs Storage cupboard. open plan to:

### Kitchen/Breakfast Room

15'8" max x 13'9" (4.78m max x 4.19m)

Fitted with a modern range of base and eye level units and drawers with worktop space over, breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, washing machine, space for fridge/freezer, built-in double oven, five ring gas hob with pull out extractor hood over, two Velux windows to pitched ceiling, win "Karndean" tiled flooring, double glazed French double doors to garden, double glazed door to garden, door to:

### Cloakroom

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

### Landing

Fitted carpet, door to:

### Master Bedroom

13'9" x 10'5" (4.19m x 3.18m)

Double glazed bay window to front elevation, double radiator, fitted carpet, coving to smooth ceiling.

### Bedroom 2

13'9" x 10'2" max (4.19m x 3.10m max)

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

### Bathroom

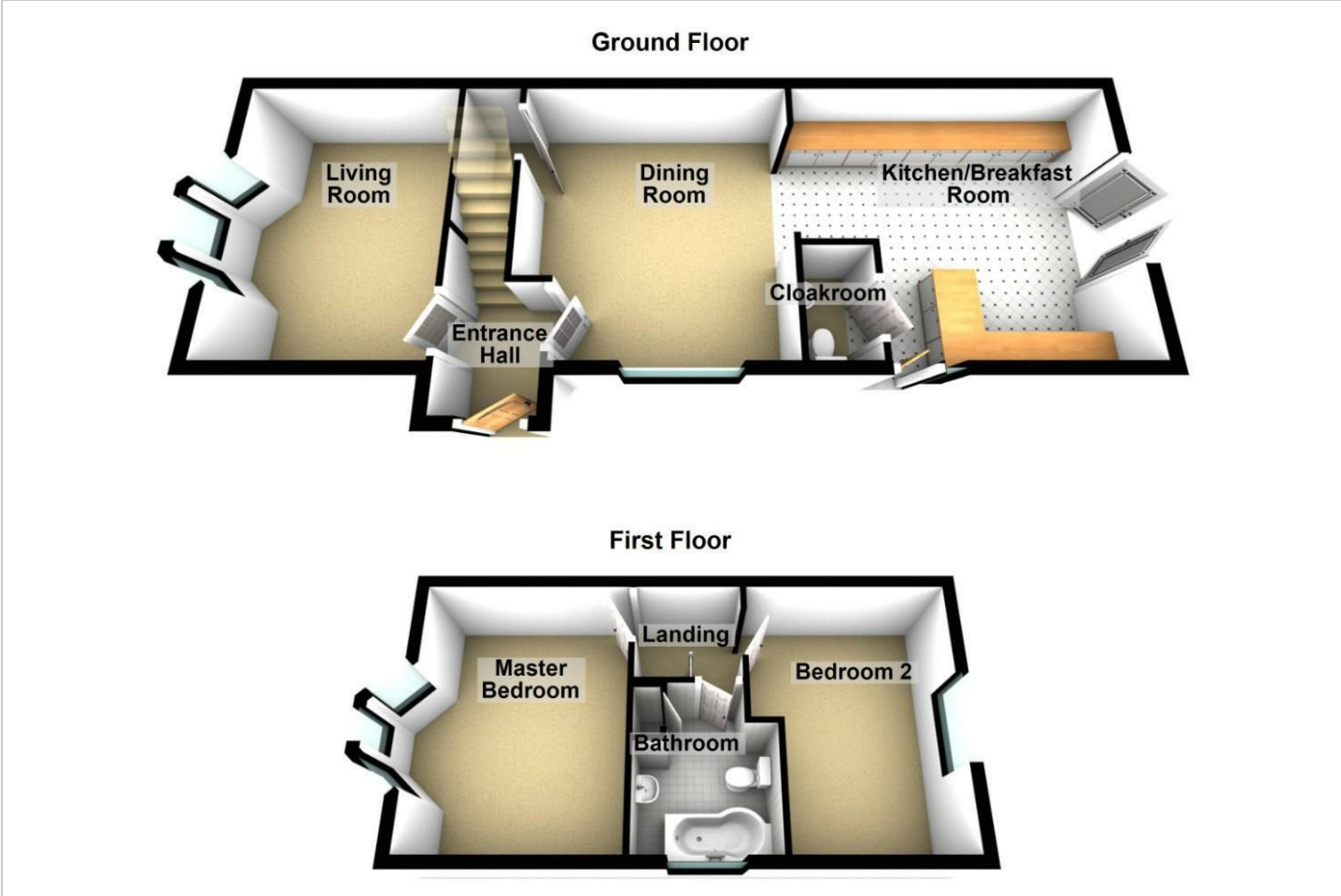
Fitted with three piece suite comprising P shaped panelled bath, with electric power shower over and glass screen, inset wash hand basin with storage under, and low-level WC, tiled to principle areas, heated towel rail, opaque double glazed window to side aspect, Storage cupboard, vinyl flooring, access to loft hatch.

### Rear Garden

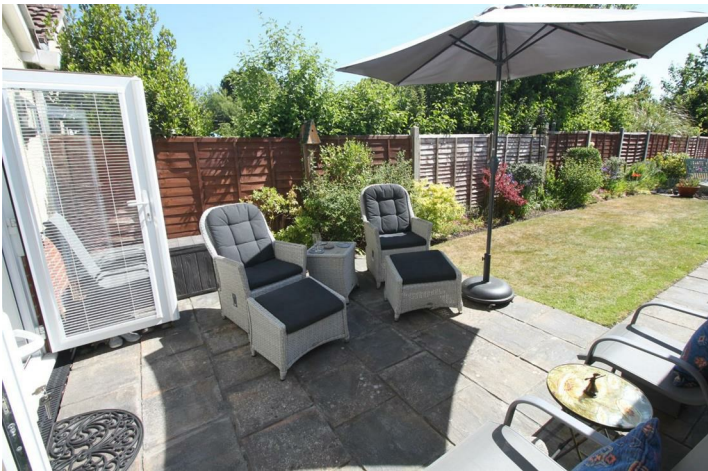
Enclosed and secluded rear garden backing onto open fields, enclosed by wooden panelled fence to rear and sides, paved patio seating area, mainly laid to lawn with well stocked flower and shrub borders, garden shed, garden tap, double wrought iron side gated access, brick-built workshop with power and light connected, additional paved patio seating area. power points.



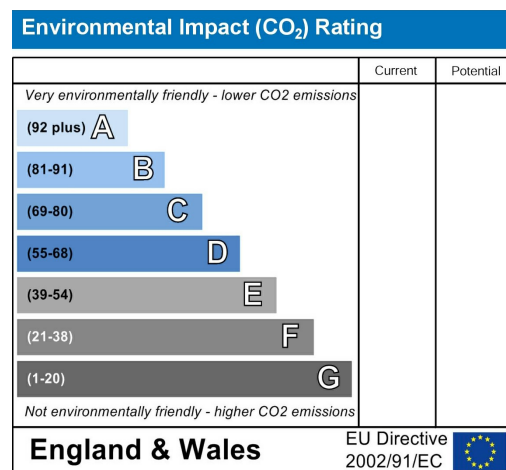
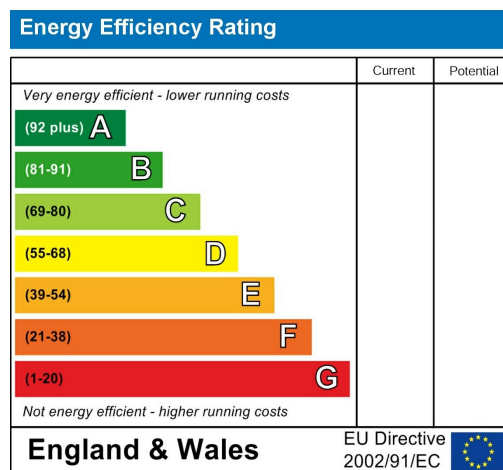
Floorplan







## Energy Efficiency Graph

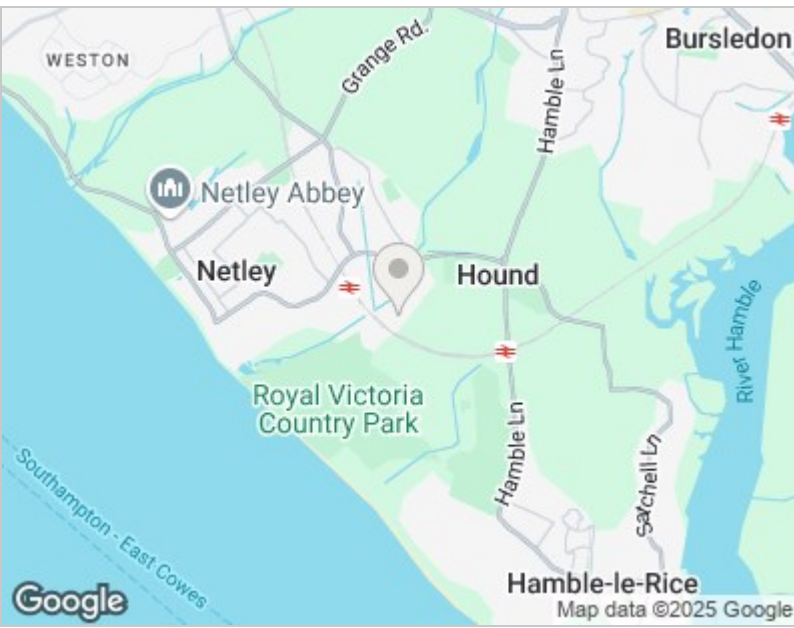


## Viewing

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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