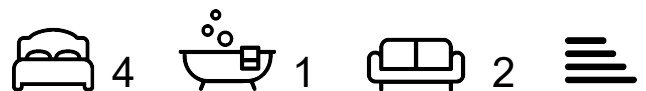




Cranmore

Netley Abbey, SO31 5GG

Asking Price £360,000



- FOUR BEDROOMS
- DOUBLE GLAZED CONSERVATORY
- CUL-DE-SAC LOCATION
- SOUTH/WEST FACING REAR GARDEN
- EASY ACCESS TO SHOPS & AMENITIES

- GARAGE & PARKING
- DOWNSTAIRS CLOAKROOM
- KITCHEN BREAKFAST ROOM
- DOUBLE GLAZED & GAS CENTRAL HEATING
- GOOD DECORATIVE ORDER

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Hunters - Netley Abbey are pleased to have been favoured with the instructions to sell this rarely available family home. Once the former Show Home of the original development, this property is ideally situated at the end of a cul-de-sac and the accommodation briefly comprises, Entrance Hall, Sitting Room, Kitchen Breakfast Room, Conservatory and WC on the ground floor while upstairs there are 4 Bedrooms and a Family Bathroom. Outside the enclosed rear garden is mainly laid to lawn and there is a Garage and parking. We urge prospective purchasers to arrange an early visit to view.

FRONT APPROACH

Mainly laid to lawn with small hedge to side, pathway to front, side gated access, off road parking and garage.

ENTRANCE HALL

Two storage cupboards one with fuse box, double radiator, laminate flooring, textured ceiling, stairs to first floor, doors to:

CLOAKROOM

UPVC opaque double glazed window to front aspect, fitted with two piece suite comprising, inset wash hand basin with cupboard under, mixer tap and tiled splash backs, low-level WC, tiled flooring.

KITCHEN BREAKFAST ROOM

18'6" x 9'6" (5.64 x 2.90)

Fitted with a matching range of base and eye level units and drawers with worktop space over, stainless steel sink unit with single drainer and stainless steel swan neck mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed lead effect windows to front and side aspect, double radiator, tiled flooring, double glazed door to garden.

LIVING ROOM

15'8" x 11'4" (4.78 x 3.45)

Double glazed window to rear aspect, double radiator, laminate flooring, log burner with wooden mantle over, TV point, coving to ceiling, uPVC double glazed sliding patio doors to:

CONSERVATORY

Double glazed construction with double glazed roof, power and light connected, laminate flooring, double doors to garden.

LANDING

Double radiator, fitted carpet, coving to ceiling, access to loft hatch with pull down ladder, door to boiler cupboard housing combination boiler, door to:

MASTER BEDROOM

12'9" x 9'2" (3.89 x 2.79)

UPVC double glazed lead effect window to front aspect, double radiator, fitted carpet, TV point, coving to ceiling.

BEDROOM 2

12'0" x 9'2" max (3.66 x 2.79 max)

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

BEDROOM 3

8'7" x 8'2" max (2.62 x 2.49 max)

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

BEDROOM 4

9'6" x 6'2" (2.90 x 1.88)

UPVC double glazed lead effect window to front aspect, radiator, fitted carpet, coving to ceiling, inset wash hand basin with cupboards under.

BATHROOM

Fitted with three piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, uPVC double glazed lead effect window to side aspect, radiator, tiled flooring, coving to ceiling.

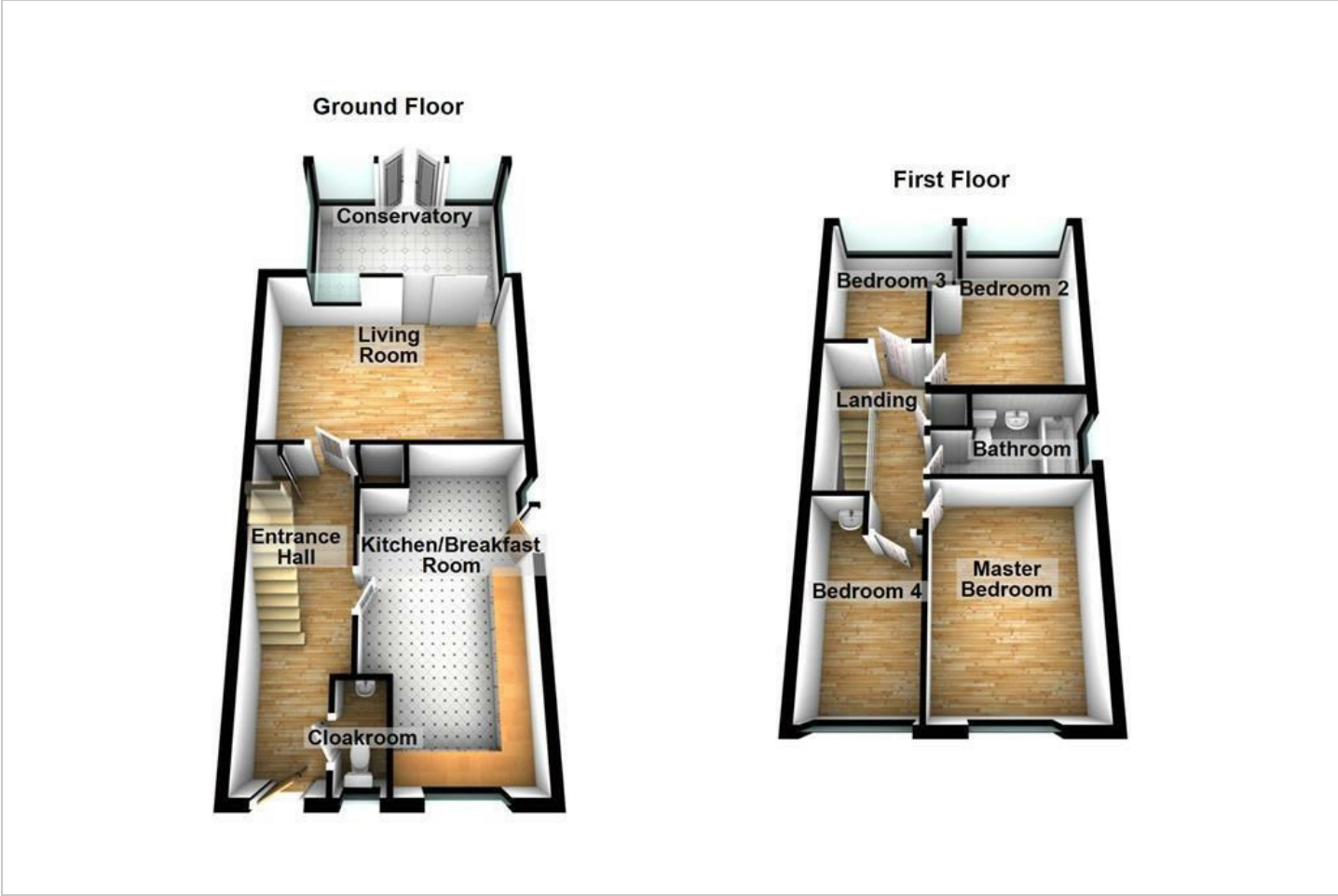
REAR GARDEN

South west facing enclosed rear garden enclosed by brick wall and wooden panelled fence to rear and sides, mainly laid to lawn with stepping stone path leading to raised timber decking seating area, courtesy door to garage, side wooden gated access.

GARAGE

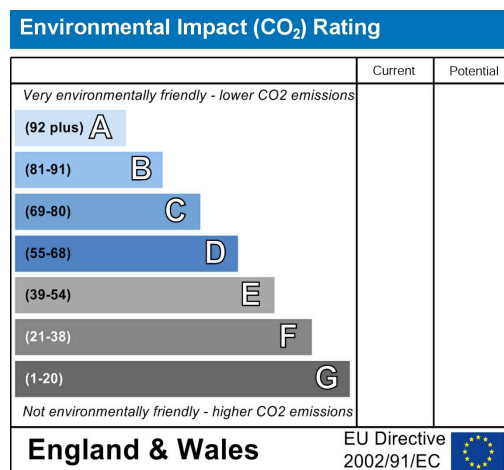
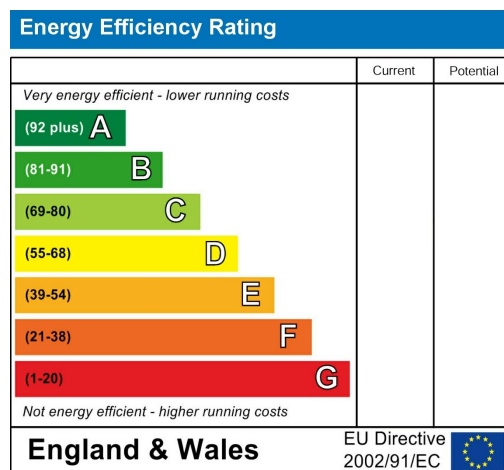
Brick built garage in a block with up and over door, power and light connected.

Floorplan





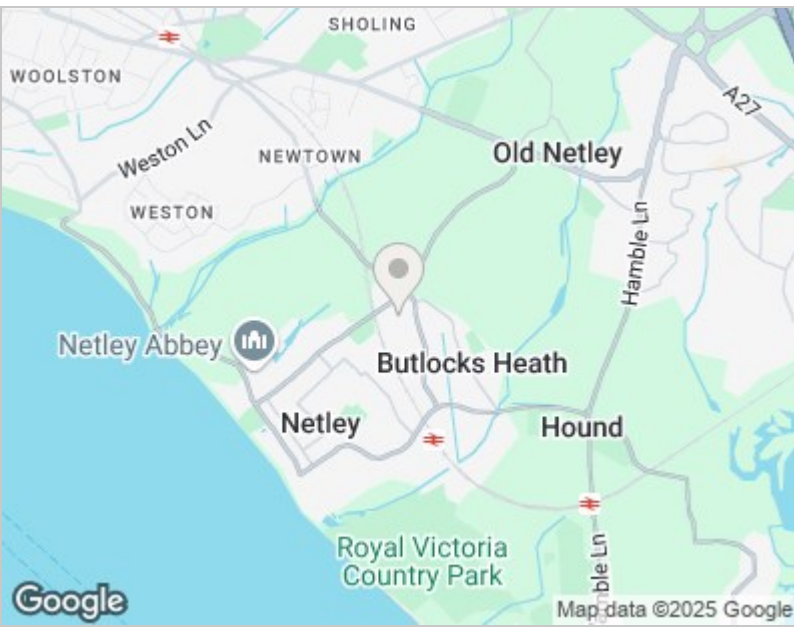
Energy Efficiency Graph



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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