

# HUNTERS®

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## Deeble Way

Netley Abbey, Southampton, SO31 5JP

Offers In Excess Of £700,000



- DETACHED FAMILY HOME
- TWO EN SUITES & FAMILY BATHROOM
- OFF ROAD PARKING
- STUDY & UTILITY ROOM
- PRIVATE REAR GARDEN

- FOUR DOUBLE BEDROOMS
- DETACHED DOUBLE GARAGE
- DOWNSTAIRS CLOAKROOM
- 25FT KITCHEN DINER
- REMAINDER OF WARRENTY

Tel: 023 8045 8054

# Deeble Way

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Nestled in the charming area of Netley Abbey, Southampton, this delightful double fronted house on Deeble Way offers a perfect blend of comfort and convenience. The property is situated in a peaceful cul de sac, making it an ideal retreat for families.

Boasting generous accommodation the ground floor comprises 25ft modern kitchen/dining room, spacious living room, study/bedroom 5, downstairs cloakroom and utility room. while upstairs offers four double bedrooms, two en suites facilities, and modern four piece family bathroom. further features include a detached double garage and parking for several vehicles and a good size well presented private rear garden

Located in Netley Abbey, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Southampton and beyond, making it a convenient choice for commuters.

### Front Approach

Mainly laid to lawn with paved pathway leading to front door, wooden side gated access to rear garden, double width block paved driveway providing parking for several vehicles leading to detached double garage.

### Entrance Hall

Tiled flooring, under stairs Storage cupboard, radiator, stairs to 1st floor, door to:

### Study/Bedroom 5

11'7" x 9' (3.53m x 2.74m)

UPVC double glazed window to front aspect, fitted carpet, double radiator.

### Kitchen/Breakfast Room

25'5" x 12'11" max (7.75m x 3.94m max)

Fitted with a matching range of shaker style base and eye level units and drawers with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in double oven, induction hob with extractor hood over, storage cupboard with shelf, double glazed window to front, two double radiators, tiled flooring, uPVC double glazed double doors to garden patio, door to:

### Utility Room

6'2" x 5'10" (1.88m x 1.78m)

Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, ceramic tiled flooring, uPVC double glazed door to garden.

### Living Room

16' x 11'7" (4.88m x 3.53m)

Fitted carpet, TV point, uPVC double glazed double doors to garden, two radiators.

### Cloakroom

Fitted with two piece suite comprising, inset vanity wash hand basin with cupboard under, close coupled WC and heated towel rail, ciling spotlights.

### First Floor Landing

Airing cupboard housing, hot water tank, boiler cupboard housing Valliant gas boiler, fitted carpet, radiator, access to loft hatch, door to:

### Bedroom 1

11'9" x 11'7" (3.58m x 3.53m)

UPVC double glazed window to rear aspect, built-in double wardrobe(s), double radiator, fitted carpet, door to:

### En-suite Shower Room

Fitted with three piece suite comprising recessed tiled shower enclosure with shower over and glass screen, inset wash hand basin with under and drawers, close coupled WC and heated towel rail, wall mounted heated towel rail, tiled surround, tiled flooring, opaque double glazed window to side aspect.

### Bedroom 2

12'2" x 9'4" (3.71m x 2.84m)

UPVC double glazed window to front aspect, built-in double wardrobe(s), double radiator, fitted carpet, door to:

### En-suite Shower Room

Fitted three piece suite comprising, recessed shower enclosure with shower over and glass sliding door, wash hand basin with drawers under, close coupled WC, part tiled walls, heated towel rail, extractor fan, tiled flooring.

### Bedroom 3

15'6" x 7'9" (4.72m x 2.36m)

UPVC double glazed window to front aspect, double radiator, fitted carpet.

### Bedroom 4

10'10" x 9'4" (3.30m x 2.84m)

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

### Family Bathroom

Fitted with four piece suite comprising panelled bath, inset wash hand basin with drawers under, tiled double shower enclosure with shower over and glass screen and close coupled WC, tiled surround, heated towel rail, uPVC opaque double glazed window to rear aspect.

### Rear Garden

Private rear garden backing on to trees, enclosed by wooden panelled fence to rear and sides, large wooden shed, mainly laid to lawn with paved patio seating area and side gated access.

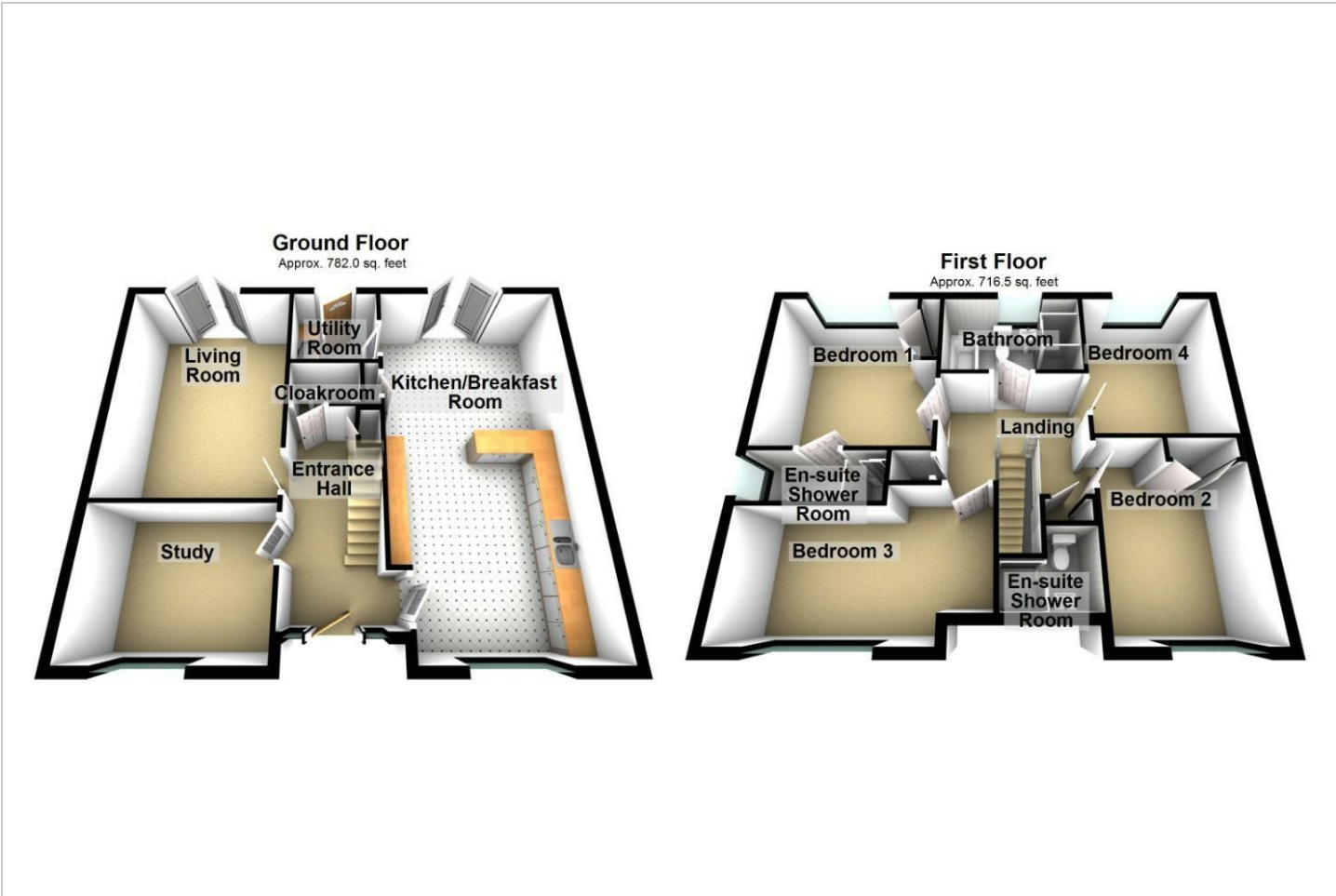
### Detached Garage

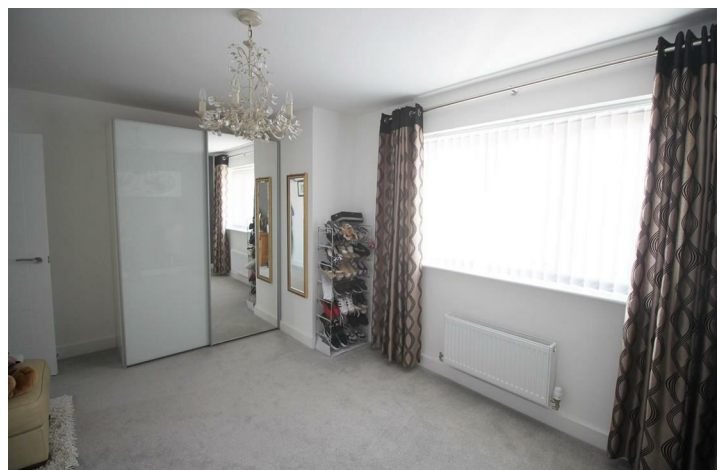
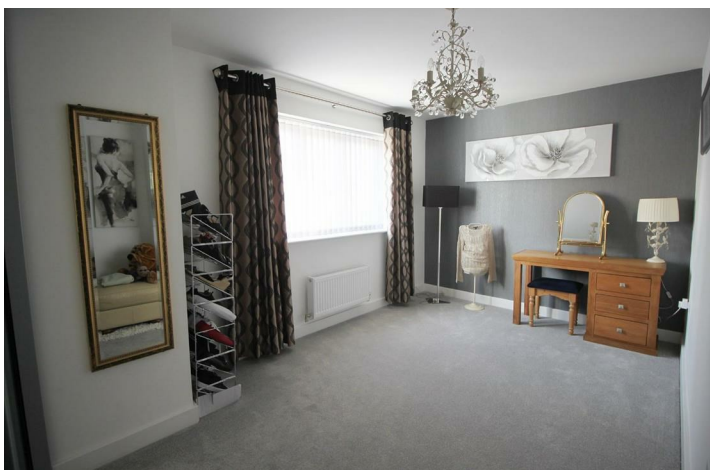
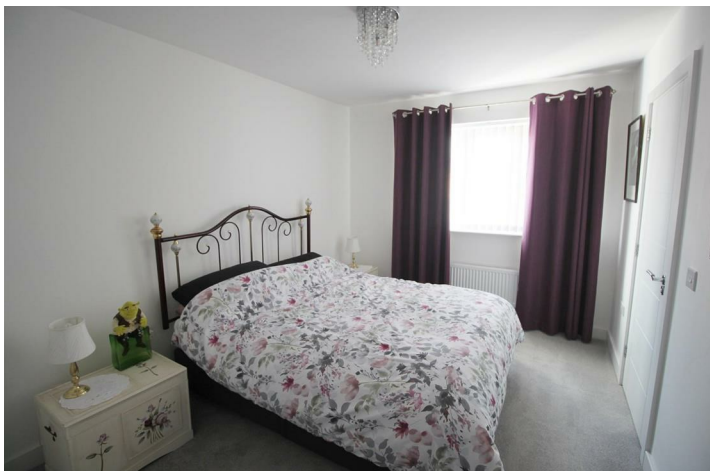
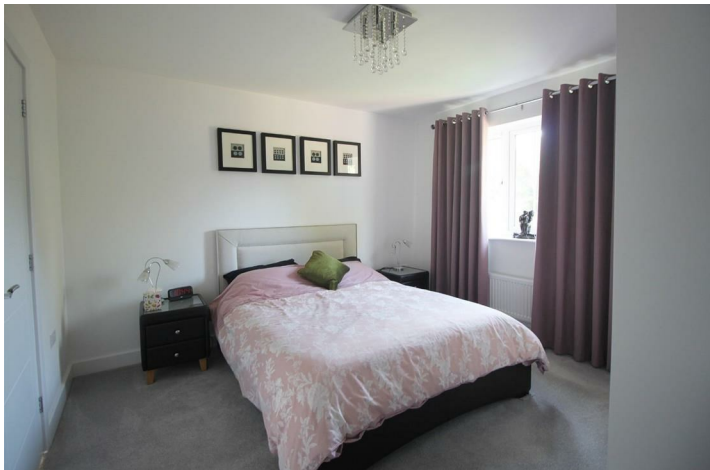
20'0" x 19'9" (6.11m x 6.02m)

Detached brick built double garage, with power and light connected, roof storage area, side courtesy door to garden.



Floorplan

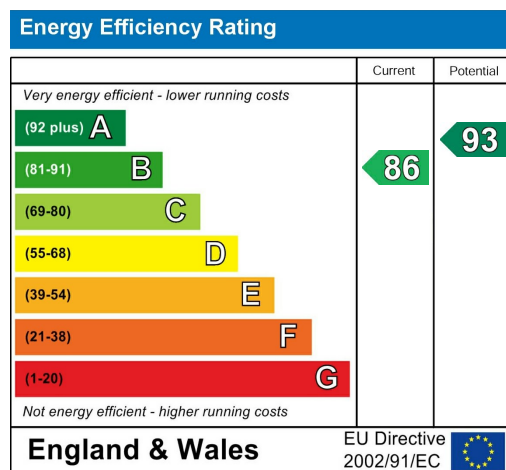








## Energy Efficiency Graph

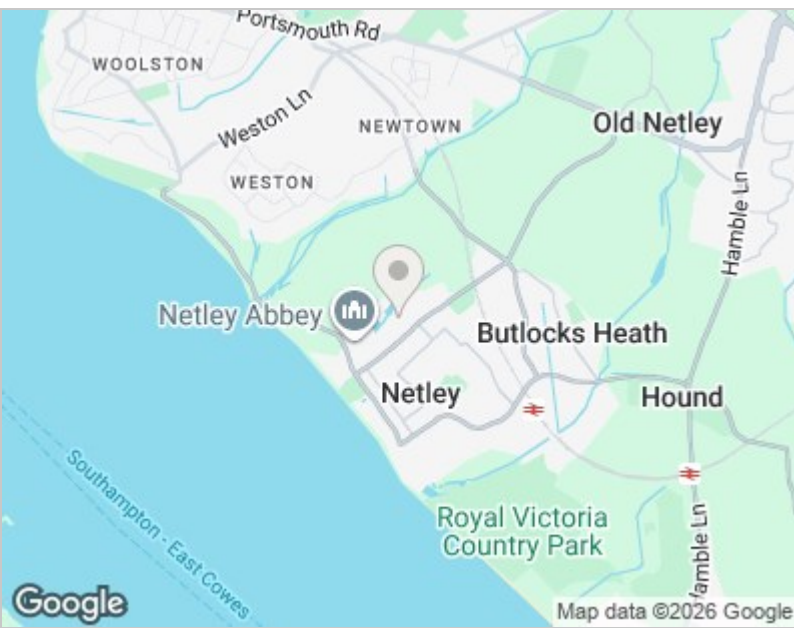


## Viewing

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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