



Sellwood Road

Netley Abbey, Southampton, SO31 5BB

Asking Price £650,000



- DOUBLE FRONTED
- FOUR/FIVE BEDROOMS
- AMPLE OFF ROAD PARKING
- BATHROOM & SHOWER ROOM
- KITCHEN BREAKFAST ROOM

- DETACHED FAMILY HOME
- TWO /THREE RECEPTION ROOMS
- NO FORWARD CHAIN
- CLOAKROOM & UTILITY AREA
- EASY ACCESS TO AMENITIES

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Situated in Sellwood Road, offered with no forward chain sits this double fronted detached family home. This delightful detached house offers a perfect blend of space and comfort for family living.

The ground floor boasts two good size reception rooms, providing versatile spaces for relaxation, entertaining, or family gatherings. Further features include a kitchen breakfast room with utility and downstairs cloakroom.

Upstairs is split over two floors and offers three double bedrooms with bathroom and shower room on the 1st floor and an extra 4th double bedroom on the top floor along with a further bedroom/study both with plenty of eave storage space.

The home is complemented by parking spaces for up to three/four vehicles, a valuable feature in today's busy world. And an enclosed low maintenance rear garden.

Porch

Window to side aspect, Storage cupboard, tiled flooring, door to:

Entrance Hall

Double glazed window to front aspect, double radiator, fitted carpet, stairs to 1st floor, door to:

Cloakroom

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled walls, tiled flooring, double glazed window to front.

Living Room

28'9" max x 12'1" (8.76m max x 3.68m)

Duel Double glazed windows to front and side aspect, gas fireplace with wooden mantle over, storage cupboard with gas meter, two radiators, fitted carpet, TV point, double glazed sliding patio doors to garden.

Kitchen/Breakfast Room

13'8" x 9'11" (4.17m x 3.02m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in oven, four ring gas with extractor hood over, built-in NEFF microwave, double glazed window to rear aspect, tiled flooring, recessed ceiling spotlights, open plan:

Utility

5'4" x 4'2" (1.63m x 1.27m)

Space for tumble dryer, opaque double glazed window to front aspect, boiler cupboard, housing wall mounted combination boiler, tiled flooring, recessed ceiling spotlight, double glazed door to garden.

Sitting Room

19'2" max x 16'4" (5.84m max x 4.98m)

Double glazed Windows to front rear, and side aspects, two radiators, laminate flooring.

First Floor Landing

Two double glazed windows to front aspect, fitted carpet, stairs to 2nd floor landing, door to:

Master Bedroom

15'10" x 12' (4.83m x 3.66m)

Triple aspect Double glazed windows, double radiator, fitted carpet.

Shower Room

Fitted with three piece suite comprising tiled double shower enclosure with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under, low-level WC and heated towel rail, wall mounted tiled surround, double glazed window to front aspect, tiled flooring, recessed ceiling spotlights.

Bedroom 2

13'8" max x 9'11" (4.17m max x 3.02m)

Two double glazed windows to rear aspect, built-in triple wardrobe(s), radiator, fitted carpet.

Bedroom 3

12'1" x 8'10" (3.68m x 2.69m)

Double glazed window to rear aspect, Storage cupboard, radiator, fitted carpet.

Bathroom

Fitted with two piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin, tiled surround, heated towel rail, wall mounted, opaque double glazed window to rear aspect, tiled flooring.

Second Floor Landing

Fitted carpet, Double glazed window to front aspect, door to:

Bedroom 4

15' x 10'4" (4.57m x 3.15m)

Double glazed window to rear aspect, built-in triple wardrobe(s), radiator, fitted carpet, door to eave storage space with light point.

Bedroom 5 / Study

14'1" x 5'9" (4.29m x 1.75m)

Double glazed window to rear aspect, fitted carpet, door to eave Storage space.

Rear Garden

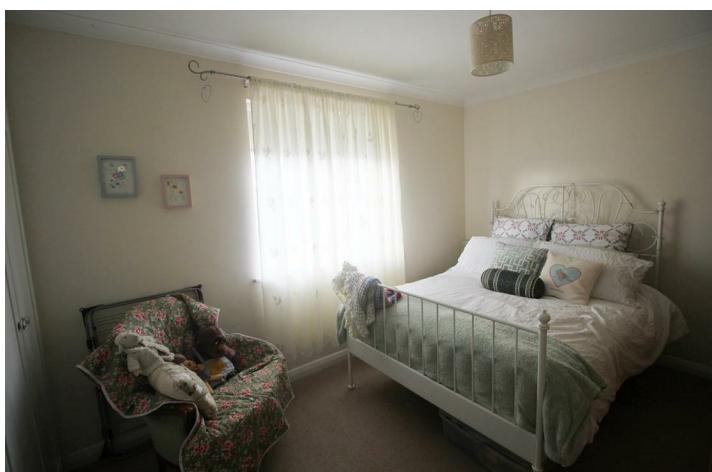
Enclosed by wooden panelled fence to rear and sides, mainly laid to paved patio, garden shed, garden tap, side gated access.

Front Approach

Conifers to front with double wrought iron gates leading to block paved driveway for several vehicles and flower and shrub borders.

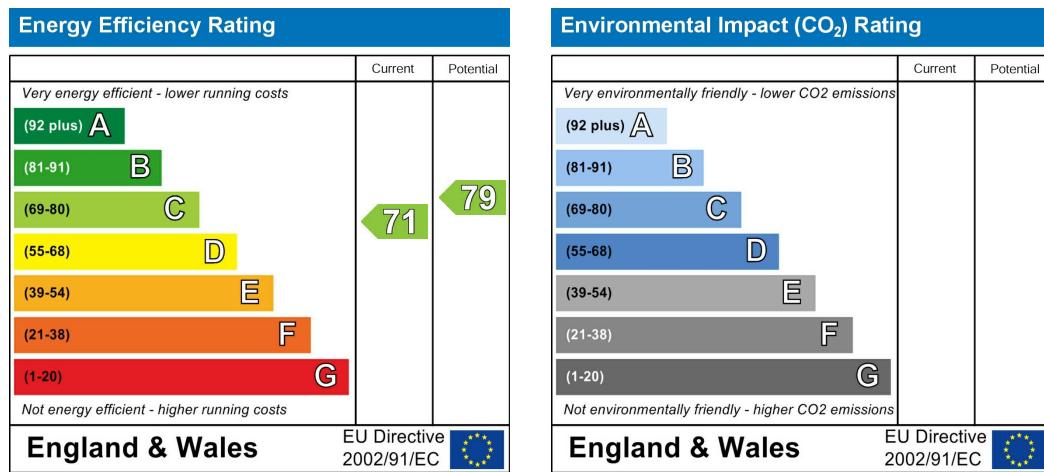
Floorplan







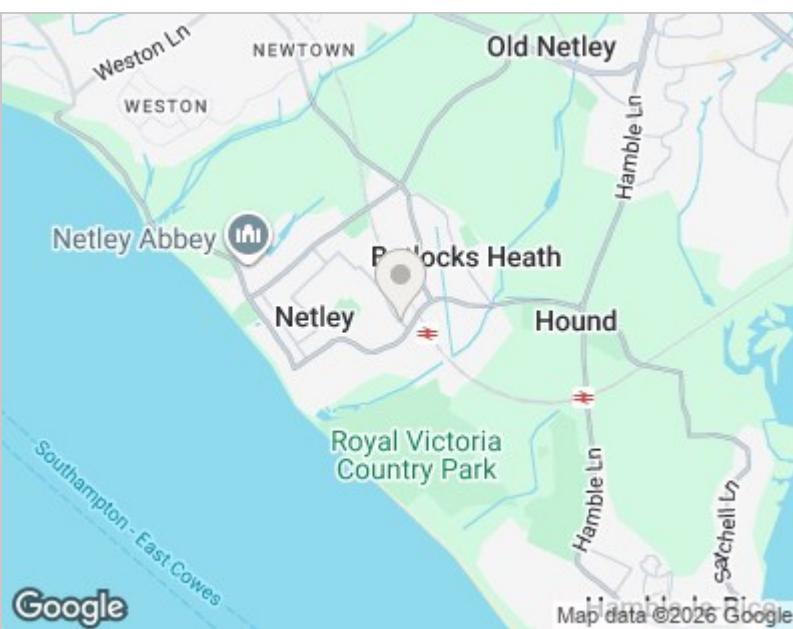
Energy Efficiency Graph



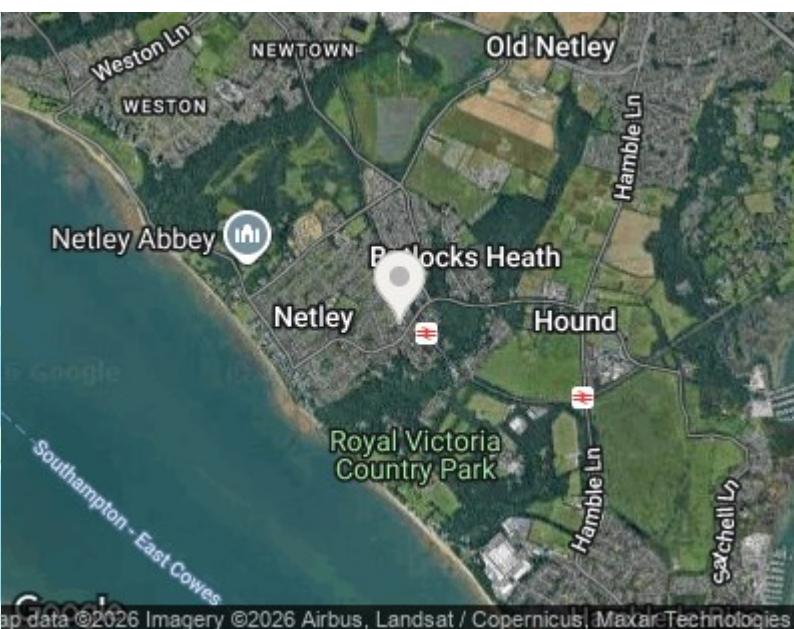
Viewing

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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