



52 Grange Road, Netley Abbey, SO31 5FE

Offers in excess of £600,000

WHITE & GUARD

52 Grange Road

Netley Abbey, Southampton

INTRODUCTION

Situated on a good size overall plot, this beautifully presented, four bedroom, semi-detached home benefits from ample off road parking for multiple cars, an integral garage and an attractive, larger than average rear garden.

The accommodation on the ground floor comprises a generous kitchen/dining room with French doors to the garden, a 23ft living room with wood burner, playroom/study and a cloakroom. On the first floor there are four bedrooms, including a large master with dressing area and en-suite, as well as a modern family bathroom.

Additional benefits include replacement walnut effect doors throughout and an electric car charging point to the front.

LOCATION

The property is situated in a popular area of Netley Abbey and benefits from being close to the waterfront, Netley Abbey Ruins and the village centre, which offers a range of shops and amenities including a bakery, post office, convenience store, café and two pubs. The beautiful Royal Victoria Country Park is also nearby offering lovely waterside and woodland walks.

DIRECTIONS

Upon entering Grange Road from Ingleside, continue for some distance, turning left into a shared driveway where the property can be found in the far left hand corner.

- TENURE - FREEHOLD
- EPC GRADE D
- EASTLEIGH BOROUGH COUNCIL BAND E





INSIDE

The welcoming entrance hall has vinyl flooring, stairs leading to the first floor with custom made storage underneath, and doors through to the living room and kitchen/dining room. The 23ft living room has a bay window to the front and a fireplace with inset wood burning stove. Double doors at the end lead through to the playroom/study which has a window to the rear, French doors opening out to the garden and access to the cloakroom.

The heart of the house has to be the beautifully spacious, L-shaped kitchen/dining room, which has been fitted with a wide range of wall and base units including a breakfast bar. There is appliance space for a Range style cooker, free-standing American style fridge/freezer, wine cooler and plumbing for a washing machine. There are windows to the side and rear, as well as French doors opening out to the garden, and a door to the side.

On the first floor, the large master bedroom has a window to the front, ample space for wardrobes and a dressing area at the end with a window to the rear. A sliding door leads through to the modern, fully tiled, en-suite, which has a walk-in shower, vanity wash hand basin, WC, heated towel rail and a window to the rear.

Bedrooms two and three are both good, size double rooms, one of which has a bay window to the front, whilst the other overlooks the rear garden, with bedroom four having a window to the front. The beautifully appointed family bathroom is fully tiled with a bath, vanity wash basin, WC, heated towel rail and two windows to the rear.

OUTSIDE

To the front there is a lawned garden and a driveway with an electric car charging point and access to the integral garage. There is further parking to the front and side of the property, accommodating parking for multiple cars.

Gated access leads round to the good size rear garden, which enjoys a south easterly aspect, and has a paved patio area leaving the rest of the garden mainly laid to lawn.



BROADBAND

Superfast Fibre broadband is available with download speeds of 9-17 Mbps and upload speeds of up to 1 Mbps. Information has been provided via the Openreach website.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

