



ASKING PRICE

£499,950

Freehold

Queens View, Netley Abbey, SO31 5EE

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Queens View, Netley Abbey, SO31 5EE

4 Beds - 2 Baths

The ideal family home! This spacious four-bedroom semi-detached house is located in the desirable village of Netley Abbey. With a well-designed layout, this home is perfect for family living due to its incredible plot and secluded south facing garden.

FEATURES

- Four bedrooms on the first floor including three large doubles
- Generous and secluded plot with a private south facing garden to the rear
- Spacious driveway to the front with off road parking for numerous vehicles
- Separate utility room and downstairs WC
- Newly refurbished bathroom suite
- Walking distance to Netley village, local schools and public transport
- Large reception room with stunning log burner as central feature



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Upon entering, you'll find a hallway leading to a separate large reception room from double doors. The room has the added benefit of a log burner, providing a cosy space for relaxation and adding to the character of the home. The kitchen and dining room offer generous space for family meals with ample work surfaces, integrated appliances and heaps of natural light flooding the room due to its triple aspect. There is a utility room and a separate cloakroom to complete the ground floor accommodation. On the first floor, there are four bedrooms: three spacious doubles and a large single. The master bedroom features an en-suite bathroom, while a newly refurbished family bathroom serves the other rooms. The three larger rooms all benefit from an outlook on the garden and south facing aspect to the rear.

A key selling feature of this home is the spacious plot and that includes the south-facing garden which is thoughtfully landscaped and includes a large patio area, a grassy lawn with raised sleepers to both sides and an outbuilding with power, providing extra storage and a workshop. A large driveway to the front offers ample off-road parking, enough for either a growing family or whenever hosting as the driveway can easily accommodate three to four vehicles with additional space to convert if required.



Located in the ever popular location of Netley Abbey this property is conveniently located within walking distance of the local schools, public transport and the village with a host of amenities on offer including access to the waterfront and Royal Victoria Country Park.

Frontage

Large block paved driveway to the front providing off road parking for multiple vehicles. Side access via pedestrian gate leading to rear garden. Front garden space with laid to lawn area and pathway leading to front door.

Hallway

Composite front door with opaque glazing and additional fixed panel glazing. Inset spot lights. Deep moulded skirting boards. Coving. Under stairs storage cupboard. Radiator. Engineered oak flooring. Stairs with carpet rising to first floor.

W.C (6' 11" x 2' 7") or (2.11m x 0.79m)

Double glazed opaque window to front. Low level WC. Tiled flooring. Moulded skirting boards. Ladder style heated towel rail. Inset spot lights. Ceramic hand wash basin with tiled splashback, chrome mixer tap and set in vanity unit.

Lounge (10' 11" x 25' 2") or (3.34m x 7.68m)

Double panelled doors with chrome fittings into lounge. Carpet. French doors with double glazed inserts opening to garden. Double glazed window to rear. Carpet. Moulded skirting boards. Two fitted bookshelves and storage in alcoves either side of the cast iron log burner set in fireplace with hearth and oak mantelpiece. Two radiators. Coving.

Utility (6' 11" x 9' 9") or (2.11m x 2.97m)

Tiled flooring. Stainless steel sink with chrome mixer tap and drainer. Double glazed window to front. Space and plumbing for washing machine and space for tumble dryer. Wall mounted Worcester Bosch boiler. Range of matching wall and base units. Work surface space. Opening into kitchen dining room.

Kitchen and Dining Room (20' 5" x 12' 6") or (6.22m x 3.80m)

Continuation of tiled flooring. Radiator. Double glazed French doors opening to south facing garden. Triple aspect room with double glazed windows to front, side and rear. Inset spot lights. Swan neck coving. Matching wall and base units with ample work surface space and display cabinet. Ceramic one and a half sink and drainer with chrome mixer tap. Integrated appliances including; dishwasher, fridge and freezer. Under cabinet lighting. Space and Rangemaster cooker with fitted extractor above. Moulded skirting boards.



Landing

Continuation of carpet on first floor. Access to loft via pull down ladder, loft in boarded with ample storage space and lighting. Double glazed window to front. Moulded skirting boards. Inset spot lights. Coving.

Bedroom 1 (10' 11" x 12' 5") or (3.34m x 3.79m)

Radiator. Double aspect with double glazed window to side and rear. Range of fitted wardrobes with matching fitted drawers and dressing table. Carpet. Moulded skirting boards. Door to en suite.

En-Suite (4' 2" x 7' 9") or (1.28m x 2.35m)

Tiled flooring. Double glazed window to front. Inset spot lights. Double width shower with fully tiled surround. Low level WC. Chrome ladder style heated towel rail.

Bedroom 2 (11' 1" x 13' 1") or (3.37m x 4.0m)

Carpet. Radiator. Double glazed window to rear overlooking garden. Coving. Moulded skirting boards.

Bedroom 3 (11' 1" x 10' 1") or (3.37m x 3.08m)

Carpet. Radiator. Double glazed window to rear overlooking garden. Coving. Moulded skirting boards. Double built in wardrobes with shelving and hanging.

Bedroom 4 (6' 10" x 9' 10") or (2.08m x 3.0m)

Fitted single bed overlooking stairs support and storage underneath. Double glazed window to front. Radiator. Moulded skirting boards. Coving.

Bathroom (6' 11" x 10' 8") or (2.11m x 3.25m)

Double glazed opaque window to front. Tiled floor. Underfloor heating. Fully tiled bath area with niche lighting, glass screen and chrome rainfall effect shower. White sink with chrome mixer tap and vanity unit below. Low level WC with concealed cistern. LED, heated mirror vanity unit. Chrome ladder style heated towel rail. Inset spotlights.

Garden

Landscaped rear garden south facing and private. Large patio area with outdoor power sockets and lighting. Laid to lawn area with pathway leading to the rear with raised flower beds either side. Large outbuilding with power,



half used as a storage area and the other half as a workshop, double glazed windows to the front.

Other

Eastleigh borough council tax band C- £1,947.58 per annum
Sellers position- Onward chain, need to find but have seen a property of interest.



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