



## Oakhurst Way

Netley Abbey, Southampton, SO31 5AY

Asking Price £550,000



- THREE BEDROOM BUNGLAOW
- AMPLE PARKING
- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN/LIVING AREA
- CUL DE SAC LOCATION

- EXTENDED SEMI DETACHED
- CAR PORT & DETACHED GARAGE
- MODERN FOUR PIECE BATHROOM SUITE
- CLOAKROOM
- GARDEN WITH OUTBUILDING

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Situated in a small cul de sac location with easy access to shops and amenities sits this well presented extended three bedroom bungalow. The property benefits from ample parking and a detached garage and car port. Accommodation comprises entrance hall with three bedrooms, modern four piece family bathroom suite, open plan modern kitchen/dining family room with plenty of natural light, cloakroom,. The Southerly aspect rear garden is beautifully kept with a large paved patio seating area ideal for entertaining and a variety of flower and shrubs, further timber decking seating area with wooden summerhouse with seating and chiminea fire pit.



### Front Approach

Gravelled Driveway providing parking for several vehicles, shrub borders, long tarmac driveway with car port leading to detached garage with internal car pit and side courtesy door.

### Entrance Hall

Opaque double glazed window to side aspect, double radiator, "Karndean" flooring, access to loft hatch, door to:

### Bathroom

Fitted with four piece suite comprising deep roll top jacuzzi bath with mixer tap, wash hand basin, tiled shower enclosure with shower over and glass screen and low-level WC, extractor fan, wall mounted, heated towel rail, tiled flooring with recessed ceiling spotlights.

### Master Bedroom

14'2" x 9'7" (4.32m x 2.92m)

Double glazed window to rear aspect, fitted double wardrobe(s) with sliding doors, hanging rails and shelving, radiator, fitted carpet with recessed ceiling spotlights.

### Bedroom 2

12'6" x 9'1" (3.81m x 2.77m)

Double glazed Windows to front and side aspect, boiler cupboard, housing combination boiler and fuse box, double radiator, fitted carpet, vaulted ceiling.

### Cloakroom

Opaque double glazed window to side aspect, laminate flooring, plumbing for washing machine. low level WC.

### Bedroom 3

9'8" x 8'6" (2.95m x 2.59m)

Double glazed window to rear aspect, radiator, wooden flooring. currently being used as a study.

### Kitchen / Breakfast Room

12'10" x 12'5" (3.91m x 3.78m)

Fitted with a matching range of base and eye level units and drawers with beech worktop space over ,

matching breakfast bar with cupboard under, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, with an additional instant boiling water tap, integrated slimline dishwasher, space for American fridge/freezer, oven range with extractor hood over, built-in microwave, double glazed bay window to front aspect, double radiator, "Karndean" flooring with recessed ceiling spotlights, open plan:

### Dining Area

12'10" x 9'5" (3.91m x 2.87m)

"Karndean" flooring, double glazed Crittall effect double doors to garden, open plan to:

### Family Room

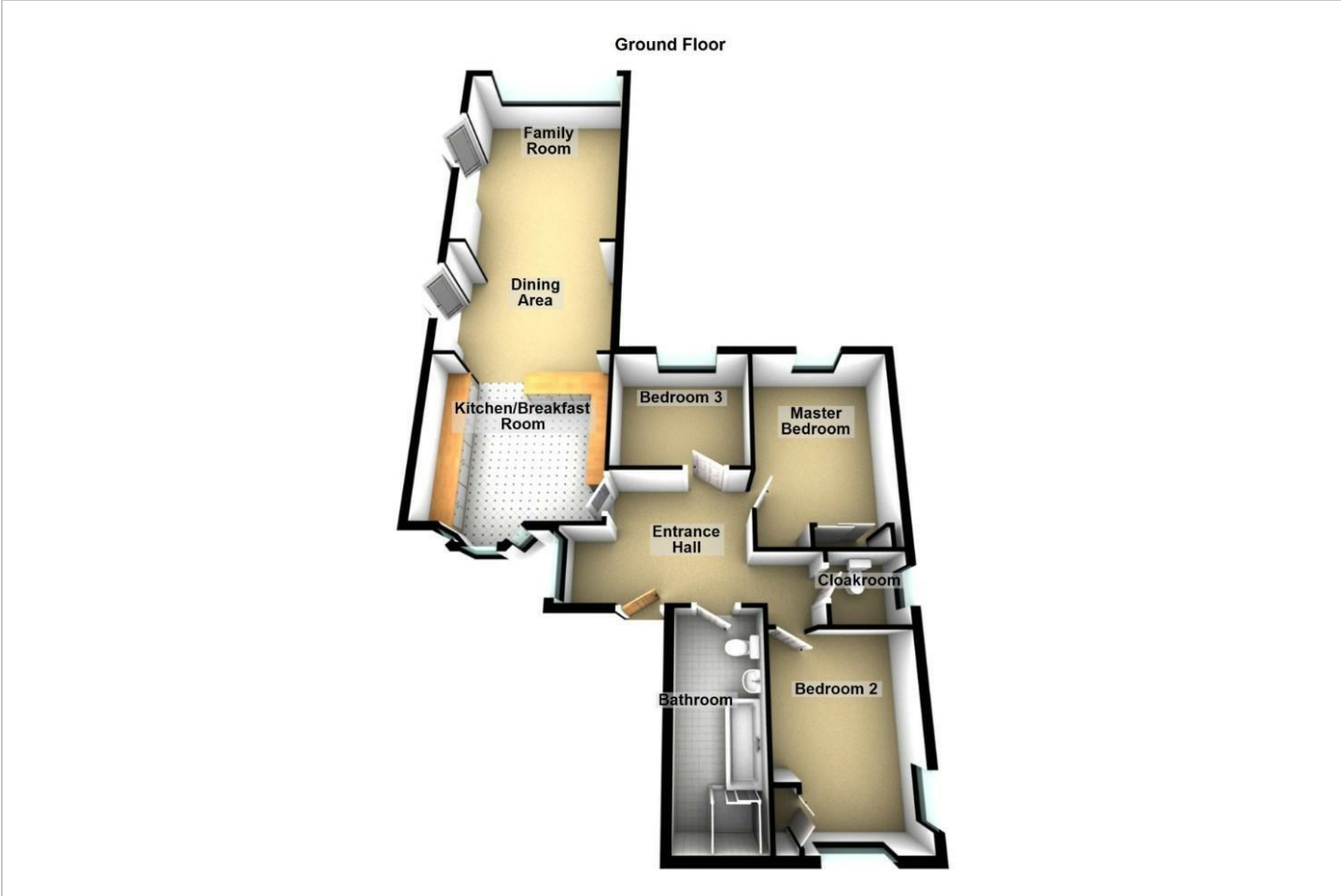
16'7" x 12'10" (5.05m x 3.91m)

Double glazed window to rear aspect, double radiator, "Karndean" flooring, TV point with roof lights, double glazed double doors to patio.

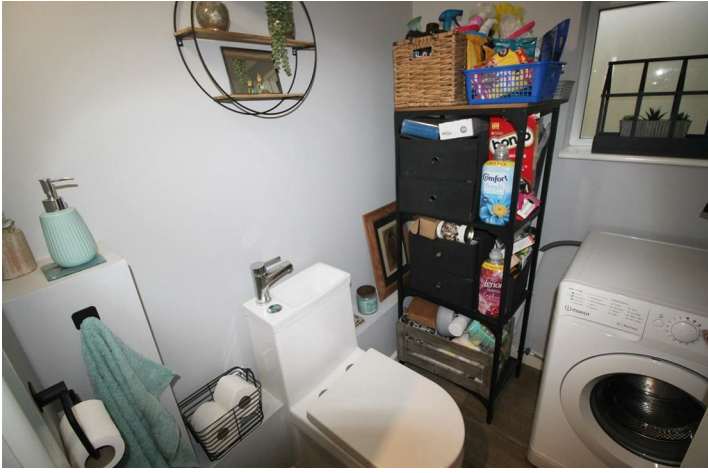
### Rear Garden

Secluded private rear garden, enclosed by wooden fence and shrubs to rear and sides, large Porcelain tiled southerly aspect paved patio seating area, incorporating fully enclosed veranda and gated access to side. Well stocked shrub borders surround a lawned area. Two further patio's one raised and one decked providing more seating areas to capture the sunshine throughout the day, wooden BBQ Tipi style cabin and fire pit area ideal for alfresco dining/entertainment.

Floorplan



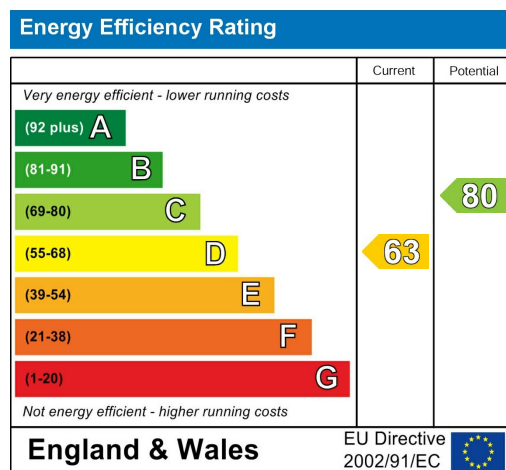








## Energy Efficiency Graph

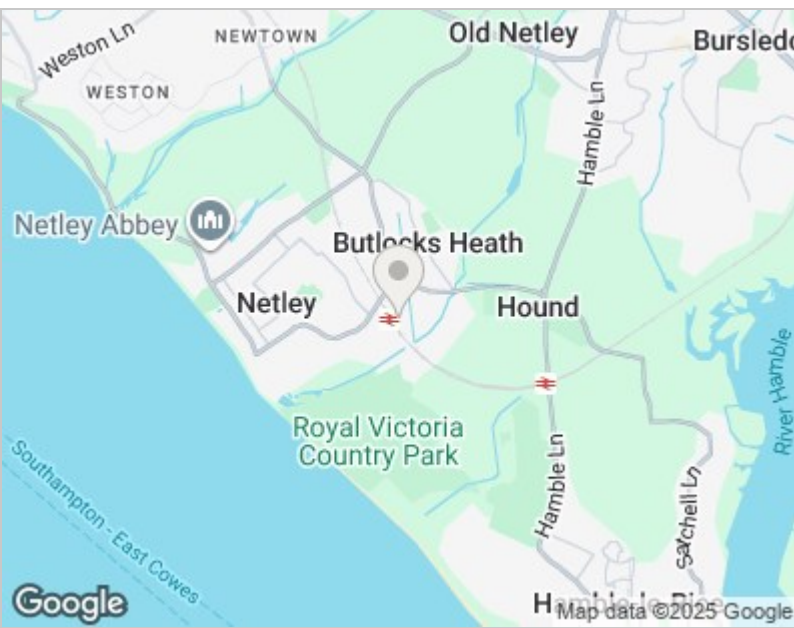


## Viewing

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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