

HUNTERS[®]

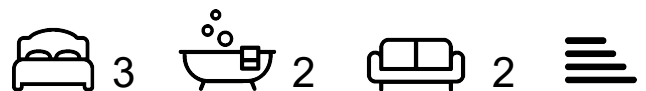
HERE TO GET *you* THERE



Abbeyfields Close

Netley Abbey, Southampton, SO31 5GR

Asking Price £415,000



- Detached Family Home
- En-suite To Master Bedroom
- Garage & Driveway
- Two Reception Rooms
- Early Viewings Are Advised

- Three Bedrooms
- Sought After Cul De Sac Location
- Utility Room & Downstairs Cloakroom
- Enclosed Rear Garden
- No Forward Chain

Tel: 023 8045 8054

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Hunters are proud to have been favoured with instructions to sell this rarely available detached family home offered to the market for the first time since being built. Located in a sought after cul-de-sac close to Butlocks Heath and Netley Abbey village, the property benefits from easy access to all local amenities including The Royal Victoria Country Park and Southampton Waterside. Netley Abbey features a wide range of amenities including, pubs, restaurants, Co-op, etc and there is a railway station with services to Portsmouth and Southampton where you can change for London and trains to the Midlands and Manchester.

Entrance Hall

Secure double-glazed front door. Cloaks Cupboard, stairs to first floor.

WC

Double-glazed window to front aspect. Fitted with a two-piece, coloured suite comprising wash-hand basin and closes-coupled WC.

Sitting Room

Double-glazed window to front to front aspect. Feature stone fireplace. Two radiators. Door to;

Dining Room

Double-glazed windows to rear aspect. Radiator.

Kitchen Breakfast Room

Double-glazed window to rear aspect. Fitted with a range of wall and base cabinets providing cupboard and drawer space with counter worktops over. Separate breakfast bar. Stainless-steel sink with double drainer. Space for cooker, fridge and dishwasher. Built-in cupboard. Door to;

Utility Room

Double-glazed window and door to garden. Range of fitted cupboards. Space and plumbing for washing machine. Stainless-steel sink. Door to Garage.

Landing

Airing cupboard

Master Suite

Bedroom

Double-glazed window to rear aspect overlooking garden. Range of built-in bedroom furniture. Built-in wardrobe cupboard. Radiator Door to;

En-suite Shower Room

Double-glazed window to rear aspect. Fitted with a three-piece coloured suite comprising; Shower enclosure, pedestal wash-hand basin and closed-coupled WC. Radiator

Bedroom 2

Double-glazed window to front aspect. Built-in wardrobe cupboard. Coving to ceiling. Radiator

Bedroom 3

Double-glazed window to front aspect. Built-in cupboard, radiator.

Family Bathroom

Double-glazed window to side aspect. Fitted with a three-piece coloured suite comprising panel-enclosed bath, pedestal wash-hand basin and a close-coupled WC. Tiling to principal areas.

Garage

Electric up and over garage door, window to side aspect.

OUTSIDE

To the front of the house is a brick-block driveway and garden area, well-stocked with a variety of ground covering shrubs.

Side gate and pathway giving access to the rear.

The rear garden has a patio area with the remainder laid to level lawn bordered by beds which are stocked with a variety of shrubs and plants. Timber shed.

Note

New Worcester Bosch Gas boiler installed 9th June 2026

Floorplan







Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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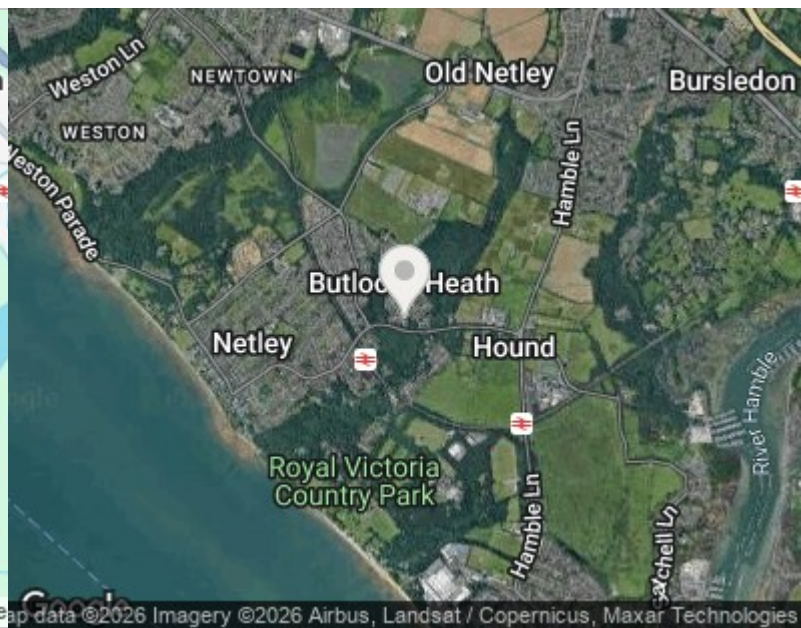
Viewing

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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