



39 Mosaic Close, Netley Common, Southampton, SO19 6RR  
£375,000

WHITE & GUARD

# 39 Mosaic Close

## Netley Common, Southampton

### INTRODUCTION

Situated in the ever-popular Mosaic Close in Netley Common, this beautifully presented three-bedroom detached house has been finished to a high standard throughout. The accommodation briefly comprises an entrance hall, a spacious 16ft lounge, modern fitted kitchen/diner, utility room, cloakroom WC, and a versatile garden room on the ground floor. The first floor offers three well-proportioned bedrooms, including an en-suite shower room to the principal bedroom, alongside a contemporary family shower room. Further benefits include off-road parking, a detached garage, and low-maintenance gardens.

### LOCATION

Netley Common benefits from being conveniently close to Bitterne with its range of shops and amenities and train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

- Tenure - Freehold
- Southampton City Council - Band D
- EPC - Grade C





## INSIDE

Entering through the composite front door, you are welcomed into the entrance hall, which features laminate flooring, stairs rising to the first floor, and access to both the lounge and kitchen/diner. The impressive lounge enjoys double-glazed windows to the front and side aspects, allowing plenty of natural light to flood the room. Additional features include carpeted flooring, two radiators, wooden surround fireplace and marble hearth, creating an inviting focal point. The modern kitchen/diner benefits from double-glazed windows to the front and side aspects, sliding doors providing access to the garden room, laminate flooring, and two radiators. The kitchen is fitted with a comprehensive range of wall and base units with roll-top work surfaces and a stainless steel sink. Integrated appliances include a dishwasher, oven, microwave, and hob with extractor hood over. Accessible from the kitchen, the utility room offers additional practicality with laminate flooring, space and plumbing for a washing machine, space for a fridge freezer, and a UPVC double-glazed door providing access to the rear garden. The utility room also leads through to the cloakroom WC. The cloakroom is fitted with tiled flooring and walls, a radiator, a WC with integrated wash hand basin, and useful understairs storage. The garden room provides a versatile additional reception space and features double-glazed windows to the side and rear aspects, patio doors opening onto the garden, carpeted flooring, and underfloor heating.

The first-floor landing benefits from a double-glazed rear aspect window, carpeted flooring, a radiator, and access to all principal rooms. The principal bedroom features a double-glazed front aspect window, carpeted flooring, radiator, built-in wardrobes and storage, and access to the en-suite shower room. The en-suite is fitted with an obscure double-glazed front aspect window, tiled flooring and walls, heated towel rail, shower cubicle, WC, and wash hand basin with storage beneath. Bedroom two enjoys a double-glazed front aspect window, carpeted flooring, radiator, and built-in wardrobes and storage. Bedroom three benefits from a double-glazed side aspect window, carpeted flooring, and a radiator. The family shower room is fitted with an obscure double-glazed side aspect window, tiled flooring and walls, radiator, shower cubicle, WC, and wash hand basin with storage beneath.



## OUTSIDE

The property benefits from a hard-standing driveway providing off-road parking for two vehicles in tandem. The driveway leads to the detached garage, which is accessed via an up-and-over door and offers additional parking or storage space.

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. Featuring a combination of decking, lawn, and shingle areas, the garden offers a variety of spaces for relaxing and entertaining. Well-stocked flowerbed borders add colour and interest throughout the year, creating a beautiful and inviting environment to enjoy.

## SERVICES:

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

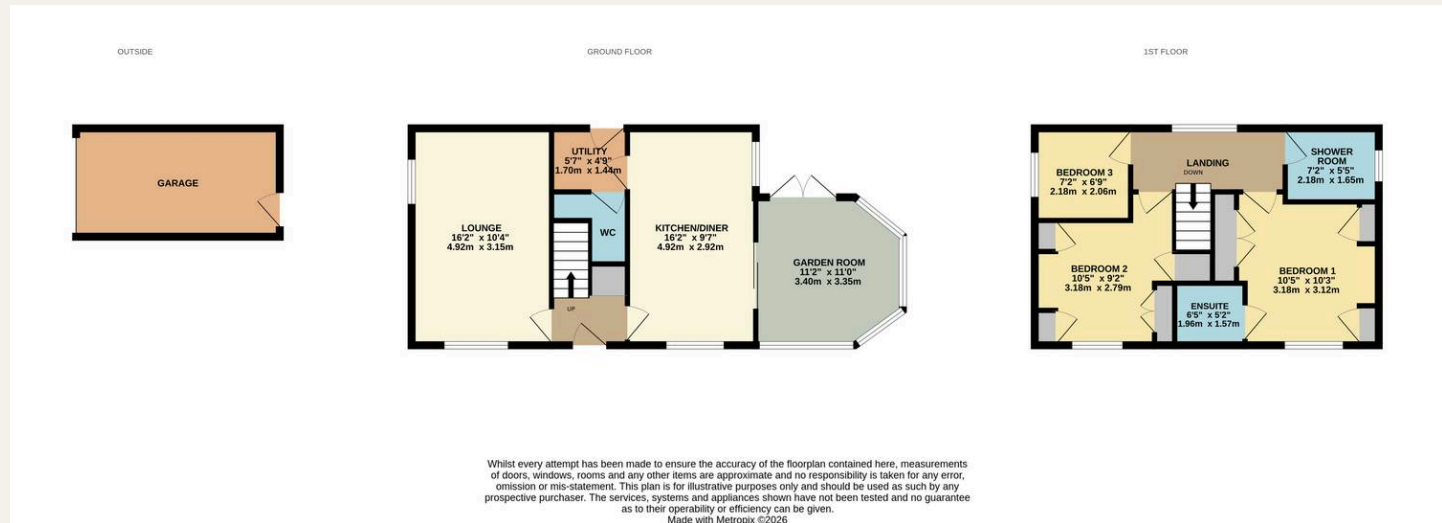
Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

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**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

## 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.



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