HUNTERS®

HERE TO GET *you* THERE



Grange Road

Netley Abbey, Southampton, SO31 5HD

Asking Price £450,000

4 2 1 B

- Four Bedrooms
- Garage & Driveway
- Cul De Sac Location
- Downstairs Cloakroom
- Remainder Of NHBC Warrenty
- Semi Detached
- Spacious Living Room
- En Suite To Master
- Enclosed Rear Garden
- Easy Access To Shops & Amenities

Tel: 023 8045 8054

Grange Road

Netley Abbey, Southampton, SO31 5HD

Asking Price £450,000







Situated in a small development of nine properties sits this beautifully presented four bedroom semi detached offering a perfect blend of classic charm and modern luxury with a high quality finish and energy efficient features throughout. The ground floor features a generous open plan living dining area, high spec kitchen with built in appliances and separate cloakroom. Upstairs leads to a master bedroom with En-suite shower room and fitted wardrobes, there are two more further double bedrooms a single bedroom/Study and family bathroom. Further features include a garage and driveway and an enclosed rear garden.

Front Approach
Block paved driveway for two vehicles leading to garage, small front garden with flower and shrub beds, paved pathway to front door.

Entrance Hall
Laminate flooring, double radiator, stairs to 1st floor, door to:

Cloakroom
Fitted two piece suite comprising low level WC, wash hand basin, radiator, uPVC opaque double glazed window to side aspect.

Kitchen
11'6" x 8'2" (3.51m x 2.49m)
Fitted high spec kitchen units and drawers with worktops over and under lighting, one and half stainless steel sink unit with drainer and swan neck mixer taps, integrated dishwasher, fridge freezer and built in eye level oven with induction hob and extractor over with glass splash back, plumbing and space for washing machine, concealed combination boiler in cupboard, UPVC double glazed window to front aspect. laminate flooring.

Living Room
15'7" x 11'1" (4.75m x 3.38m)
Laminate flooring, double radiator, storage cupboard, double glazed doubles door to garden, TV point.

Landing
Fitted carpet, double radiator, access to loft hatch, door to:

Master Bedroom
11'11" x 9'8" (3.63m x 2.95m)
Two double glazed windows to front, built-in triple wardrobe(s), double radiator, fitted carpet, door to:

En-suite Shower Room
Fitted three piece suite comprising tiled shower with shower over, pedestal wash hand basin, low level WC, heated towel rail, half height tiled walls, ceiling spotlights, uPVC frosted double glazed window to side aspect.

Bedroom 2
19' x 9'9" (5.79m x 2.97m)
Double glazed Windows to front and rear aspect, radiator, fitted carpet.

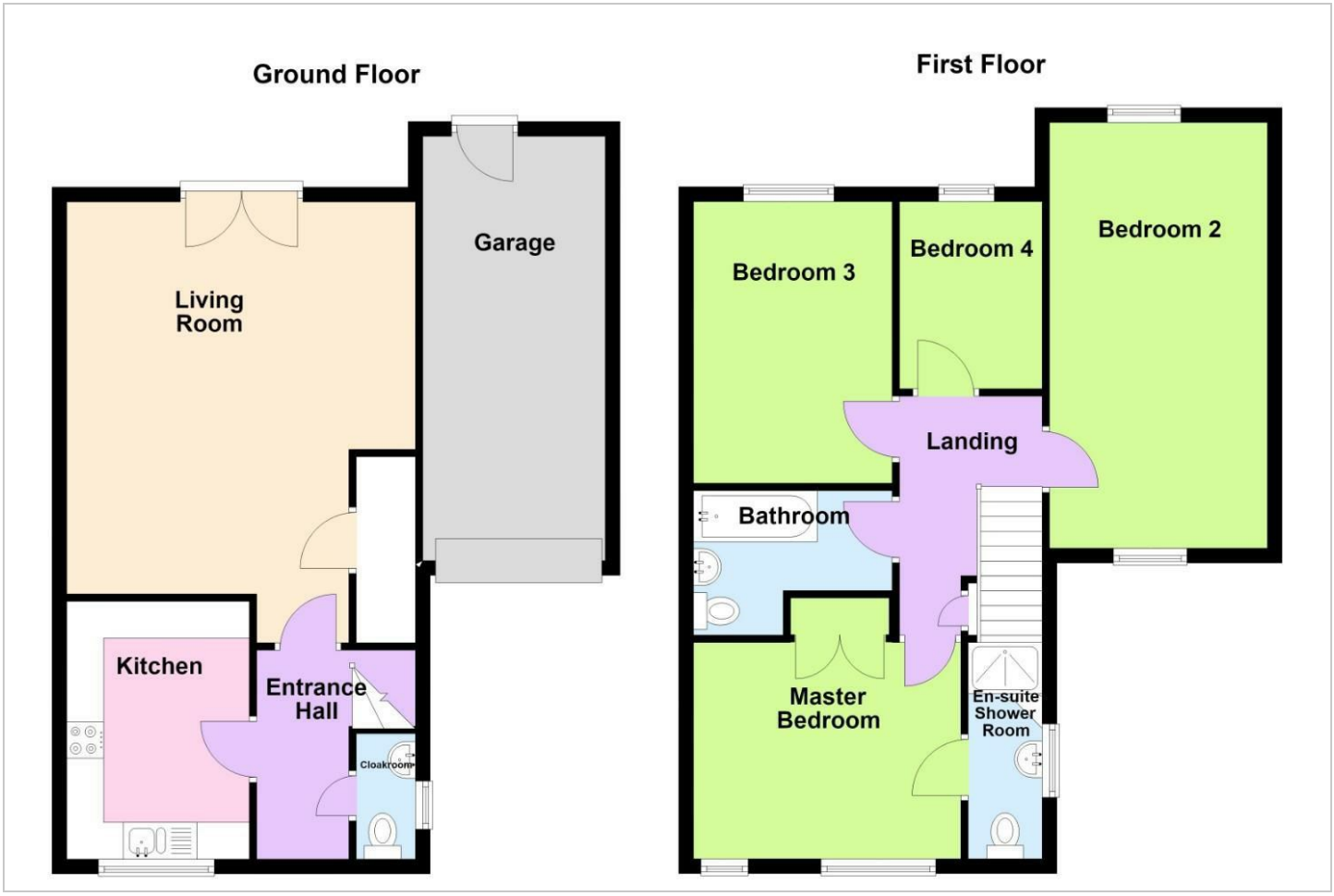
Bedroom 3
12'7" x 8'10" (3.84m x 2.69m)
Double glazed Window to rear, fitted carpet, double radiator.

Bedroom 4/Study
8'4" x 6'4" (2.54m x 1.93m)
Double glazed Window to rear aspect, fitted carpet, double radiator.

Family Bathroom
Fitted three piece suite comprising, panelled bath with independent shower over, pedestal wash hand basin, low level WC Heated towel rail. ceiling spotlights, tiled to principle areas.

Rear Garden
Enclosed by panelled fence to rear and sides, mainly laid to lawn with flower and shrub borders, paved patio seating area, power point and light, garden shed, rear courtesy door to garage.

Floorplan


Ground Floor
Garage
Living Room
Kitchen
Entrance Hall
Cloakroom
First Floor
Bedroom 3
Bedroom 4
Bedroom 2
Landing
Bathroom
Master Bedroom
En-suite Shower Room



















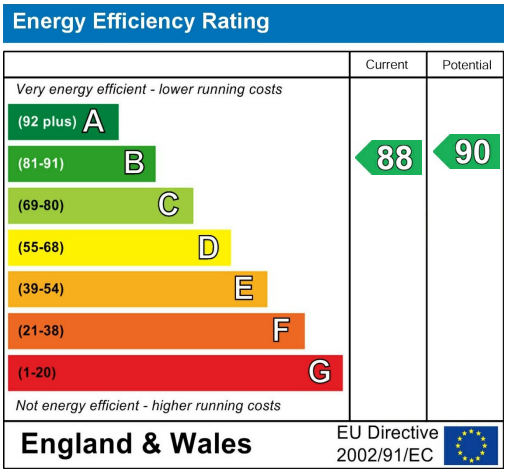


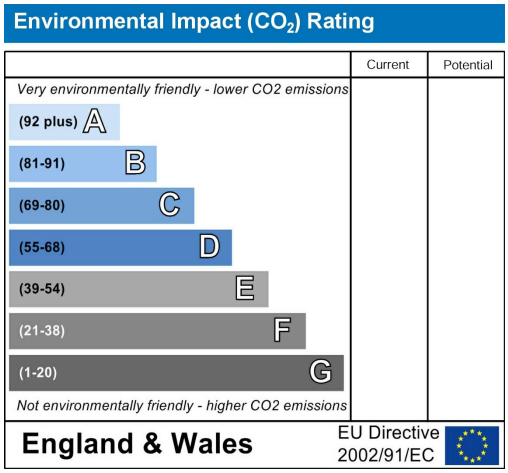



Colman's
Mustard



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







HUNTERS®

HERE TO GET *you* THERE

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.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG
Tel: 023 8045 8054 Email: netleyabbey@hunters.com
https://www.hunters.com

The Property Ombudsman