

# HUNTERS®

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## Pegasus Avenue

Netley Abbey, Southampton, SO31 5JD

Asking Price £335,000



- Two Double Bedrooms
- En Suite To Master
- Beautifully Presented
- Cul De Sac Location
- Remainder Of NHBC Warranty

- Two Allocated Parking Spaces
- Downstairs Cloakroom
- Enclosed Rear Garden
- Fully Integrated Appliances
- Ground Floor Under Floor Heating

Tel: 023 8045 8054

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Welcome to Pegasus Avenue, Netley Abbey - a charming village location that could be the perfect setting for your new home! This nearly new, immaculately presented terraced house offers a wonderful living experience with its spacious living / dining room, modern fitted kitchen with integrated appliances, downstairs WC, two double bedrooms, en-suite to master and family bathroom.

One of the standout features of this property is the age, being nearly new means you can enjoy modern amenities and a fresh feel throughout the house.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience all the modern features that Pegasus Avenue has to offer!

### Front Approach

Additional visitors parking to the front and adjacent. Paved pathway with box hedging leading to a covered entrance.

### Hallway

Composite front door and double glazed window panel to side, stairs to first floor, under-stairs storage cupboard, tiled flooring with under floor heating, doors to:

### Kitchen

6'10" x 12'1" (2.08m x 3.68m)

Fitted with a range of eye and base level units providing cupboard and drawer space with worktops over, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap over. Integrated washing machine and dishwasher. Integrated fridge freezer. Built in eye level double electric oven combined with micro-wave and grill. Built in ceramic hob with stainless steel extractor hood over. Double glazed window to front aspect, spot lighting, tiled flooring with under-floor heating.

### WC

Fitted with a white two piece suit comprising, concealed flush WC and wash hand basin with storage under, tiled flooring with under floor heating.

### Living / Dining

15'1" x 13'5" (4.60m x 4.09m)

Double glazed French doors and window to garden. Wood effect vinyl flooring with under floor heating.

### Landing

Built-in airing cupboard housing combination boiler. Fitted carpet, doors to:

### Master Bedroom

13'1" x 13'5" (3.99m x 4.09m)

Double glazed window to rear aspect. Built in double wardrobes. Radiator, fitted carpet, door to;

### En Suite

Fitted with a white three piece suite comprising,

concealed flush WC, wash hand basin with mixer tap over and storage under, double shower enclosure with glass screen and water fall shower head and additional hand shower attachment, ladder towel radiator, spot lighting, tiled flooring.

### Bedroom 2

9'6" x 11'1" (2.90m x 3.38m)

Double glazed window to front aspect. Built in double wardrobes, radiator, fitted carpet.

### Bathroom

Fitted with a three piece white suite comprising, concealed flush WC, P-shaped bath with glass screen and shower attachment over, wash hand basin with mixer tap over and storage under, ladder towel radiator, spot lighting, tiled flooring.

### Rear Garden

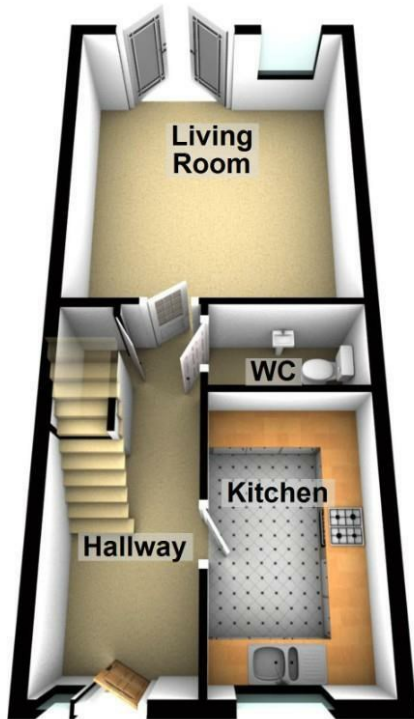
South West facing secluded rear garden with views of nature reserve. Enclosed by wooden panel fencing, mainly laid to lawn with planted border and paved patio seating area. Wooden garden shed,, gated side access to front. Outside light, double power point socket and tap.

### Please Note

There is a estate charge of £266.11 per annum.

# Floorplan

## Ground Floor

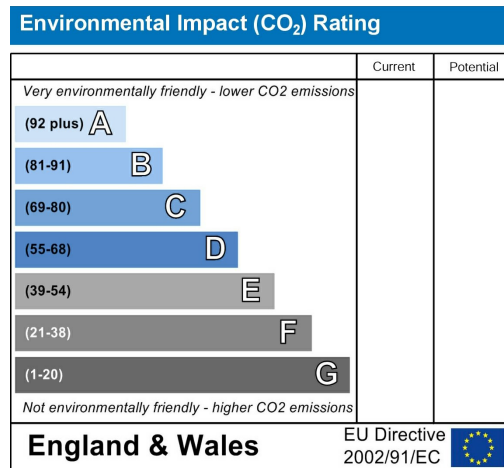
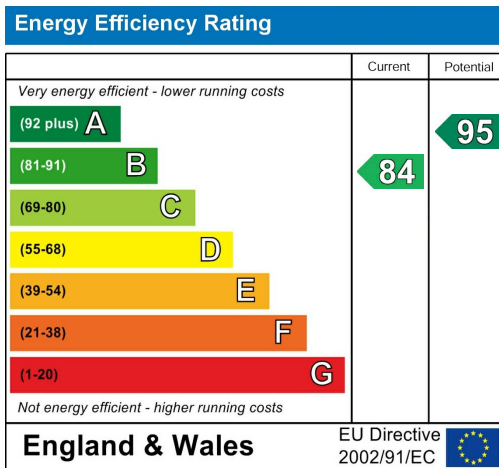


## First Floor





## 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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