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Kelvin Grove

Netley Abbey, SO31 5BL

Offers Over £465,000

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- Spacious Family Home
- Detached Garage
- Cul De Sac Location
- En Suite To Master Bedroom
- Two Reception Rooms
- Four Bedroom Semi Deatched
- Driveway For Several Vehicles
- Modern Fitted KItchen Breakfast Room
- Enclosed Rear Garden
- Modern Fitted Bathroom

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Situated on a corner plot at the end of a residential cul-de-sac sits this very spacious, double-fronted, family home. Lyndale offers plenty of parking, a detached garage and beautiful private rear gardens. Briefly the internal accommodation comprises; Downstairs - double-aspect living room with log burner, separate, double-aspect dining room, newly fitted modern kitchen / breakfast room with integrated appliances. Upstairs there is a master bedroom suite with En-suite bathroom, three further double bedrooms and recently fitted modern family bathroom. Viewings are highly recommended to appreciate the accommodation on offer.

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

Front Approach
Small brick wall to front, laid to lawn and gravelled area, driveway providing parking for several vehicles leading to a detached garage, side gated access to rear garden.

Entrance Hall
Fitted carpet, radiator, under-stairs storage cupboard with fuse box and gas and electric metres, stairs to 1st floor, door to:

Living Room
22'1" x 12'9" (6.73m x 3.89m)
Double glazed box window to front aspect, two radiators, TV point, chimney breast with log burner, double glazed French double doors to garden with windows to side, door to:

Dining Room
13'4" x 8'6" (4.06m x 2.59m)
Double glazed windows to rear and side aspect, radiator, fitted carpet, dado rail.

Kitchen/Breakfast Room
17'4" x 8'5" (5.28m x 2.57m)
Fitted with a modern range of base and eye level units and drawers with worktop space over, composite sink unit with single drainer and stainless steel swan neck mixer tap, integrated fridge/freezer, washing machine, dishwasher, space for range cooker with extractor hood over, double glazed windows to side and rear aspect, boiler cupboard housing combination boiler, laminate flooring, double glazed door to garden.

Landing
Radiator, fitted carpet, access to loft hatch, doors to:

Master Bedroom
14'9" max x 8'5" (4.5m max x 2.59m)
Double glazed Window to front, built-in double wardrobes with full-length mirrored sliding doors, radiator, door to:

En-suite Bathroom
Fitted with three piece suite with comprising, panelled bath with independent shower over telephone style mixer tap, pedestal wash hand basin, low-level WC, half height tiled walls, opaque double glazed window to rear aspect, radiator, vinyl flooring.

Bedroom 2
11'9" x 10'4" (3.6m x 3.17m)
Double glazed window to front aspect, built-in triple wardrobes with full-length mirrored sliding doors, radiator, fitted carpet, radiator.

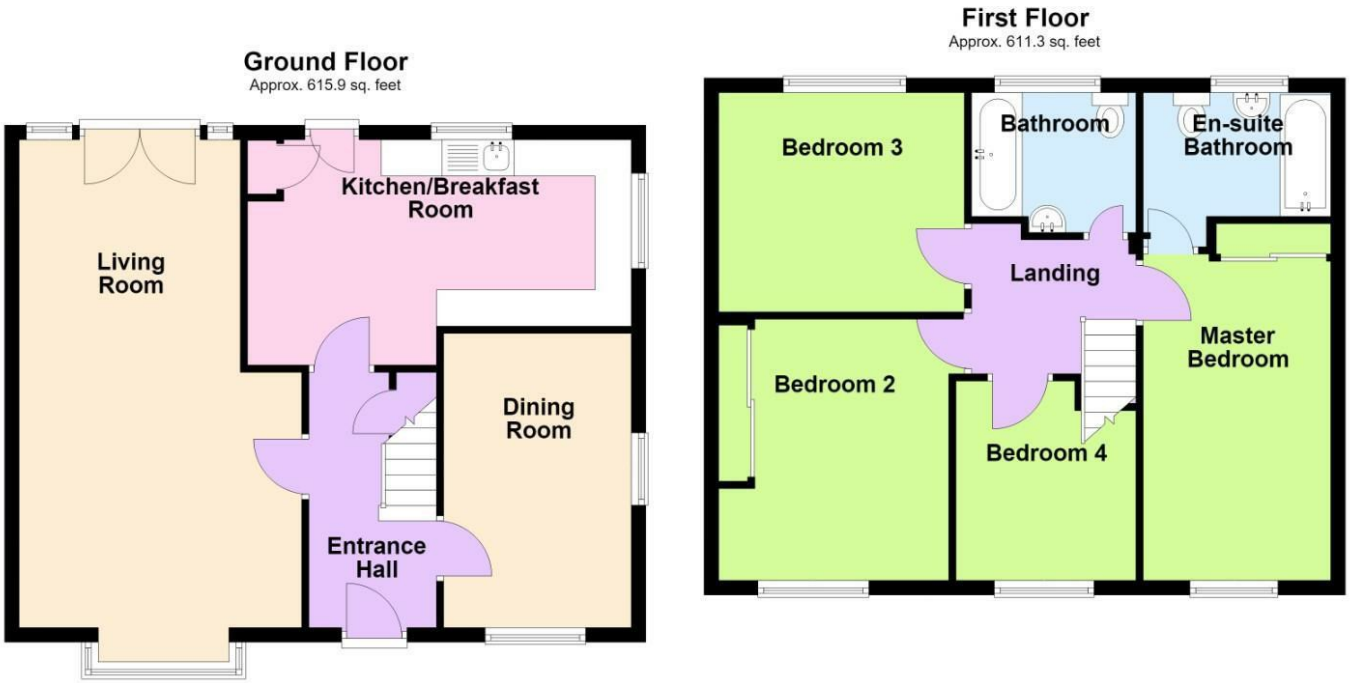
Bedroom 3
9'11" x 11'1" (3.03m x 3.39m)
Double glazed window to rear aspect, fitted carpet, radiator.

Bedroom 4
9'0" x 8'1" max measurements (2.75m x 2.48m max measurements)
Double glazed window to front aspect, fitted carpet, radiator.

Garage
Detached garage with power and light, pitched roof with up and over door and side courtesy door.

Rear Garden
Enclosed by wooden panel fencing to rear and sides, mainly laid to lawn with flower and shrub borders, paved patio seating area under brick lean to, further decking seating area, fishpond, gated access to shed and side gated access to front.

Floorplan


Ground Floor
Approx. 615.9 sq. feet
Living Room
Kitchen/Breakfast Room
Dining Room
Entrance Hall
First Floor
Approx. 611.3 sq. feet
Bedroom 3
Bathroom
En-suite Bathroom
Landing
Master Bedroom
Bedroom 2
Bedroom 4











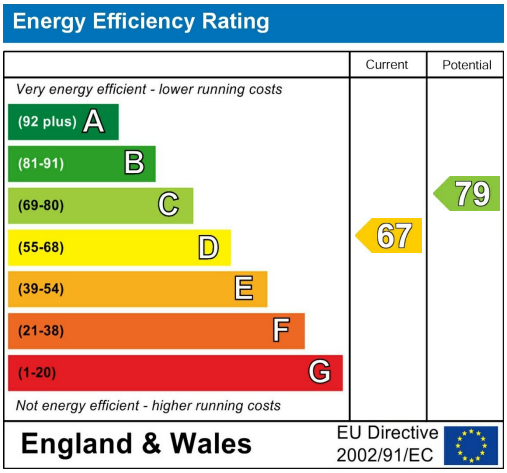


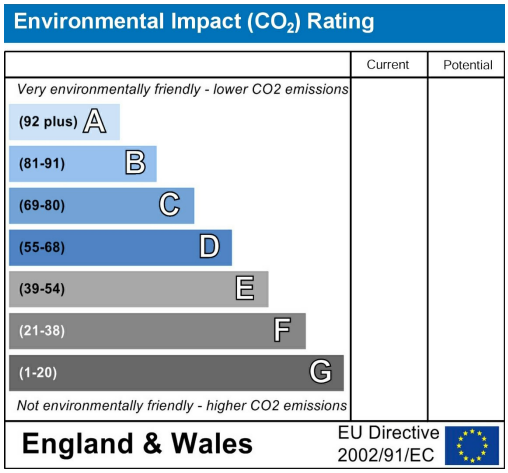







Energy Efficiency Graph





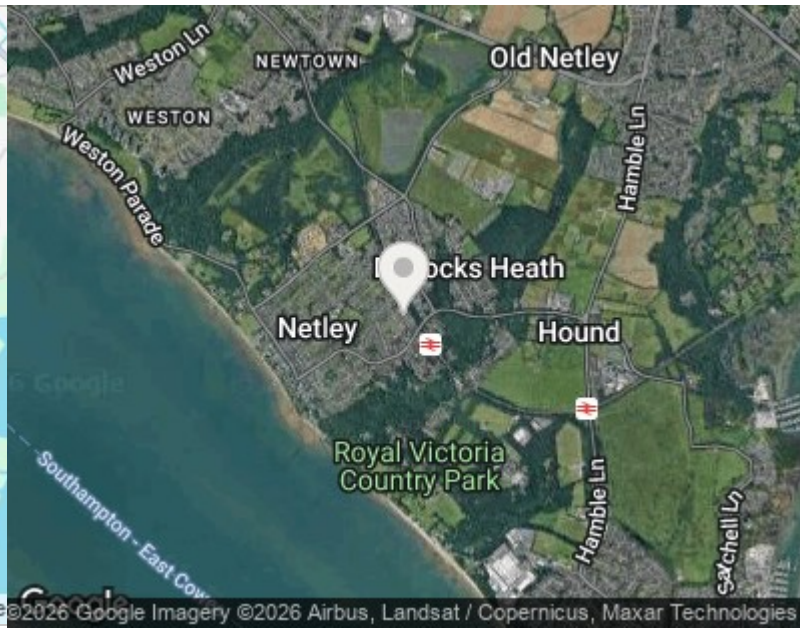
Viewing

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





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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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The Property Ombudsman