HUNTERS®

HERE TO GET *you* THERE



Denzil Avenue

Netley Abbey, Southampton, SO31 5BA

Offers In Excess Of £400,000

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- Semi-Detached Family Home
- Kitchen Area With Island and Breakfast Bar
- 22’ Kitchen/Family/Dining room
- Over 100’ Westerly Garden
- Viewing Highly Recommended
- Three Double Bedrooms
- Sitting Room With Wood Burning Stove
- Private Driveway For 1 Vehicle
- Downstairs WC and Utility Room
- Easy Access To Shops & Amenities

Tel: 023 8045 8054

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Hunters are pleased to present this extended semi-detached family home in Netley Abbey. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking comfort and space.

As you enter, you are greeted by a welcoming sitting room that provides a perfect space for relaxation and family gatherings. The heart of the home is undoubtedly the expansive kitchen, family, and dining room, which is designed for modern living. The stylish island kitchen not only enhances the aesthetic appeal but also offers practicality for cooking and entertaining.

One of the standout features of this property is the generous garden accessed via bi-folding doors, providing ample outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. There is well-stocked kitchen garden and greenhouse for the green fingered!

The property also includes a downstairs WC and utility room, adding to the functionality of the home. Additionally there is a drive and off road parking.

Situated in a lovely neighbourhood, this home is perfect for those who appreciate a blend of comfort, style, and convenience. With its spacious layout and excellent amenities, this family house offers a wonderful opportunity for anyone looking to settle in the charming community of Netley Abbey. Don’t miss the chance to make this lovely property your new home.

Entrance Porch
Double-glazed sliding doors, secure front door to entrance hall. Column radiator, door to:

Sitting Room
Double-glazed window to front aspect, Laminate flooring. Coving to ceiling. Designer column radiator. Fireplace with inset cast iron wood burning stove. Understairs storage cupboard. Open plan to:

Kitchen / Living / Family Room
Kitchen area: Fitted with a matching range of wall and base cabinets providing cupboard and drawer space. Matching island with cupboard space and breakfast bar. Inset four burner, stainless-steel, gas hob with canopy style extractor over. Built-in electric multi function oven. Built-in combination microwave. Single drainer composite sink unit with mixer tap. Integrated slimline dishwasher. Laminate flooring, designer column radiator.

Family / Dining Area: Three panel, double-glazed bi-folding doors to garden. Lantern style rooflight. Column radiator. Laminate flooring. Door to:

Utility Room / WC
Double-glazed window to side aspect. Close-coupled WC. Space and plumbing for automatic washing machine. Wall mounted gas-fired boiler.

Landing

Bedroom 1
Double-glazed window to front aspect. Built in, walk in wardrobe cupboard. Coving to ceiling. Designer column radiator.

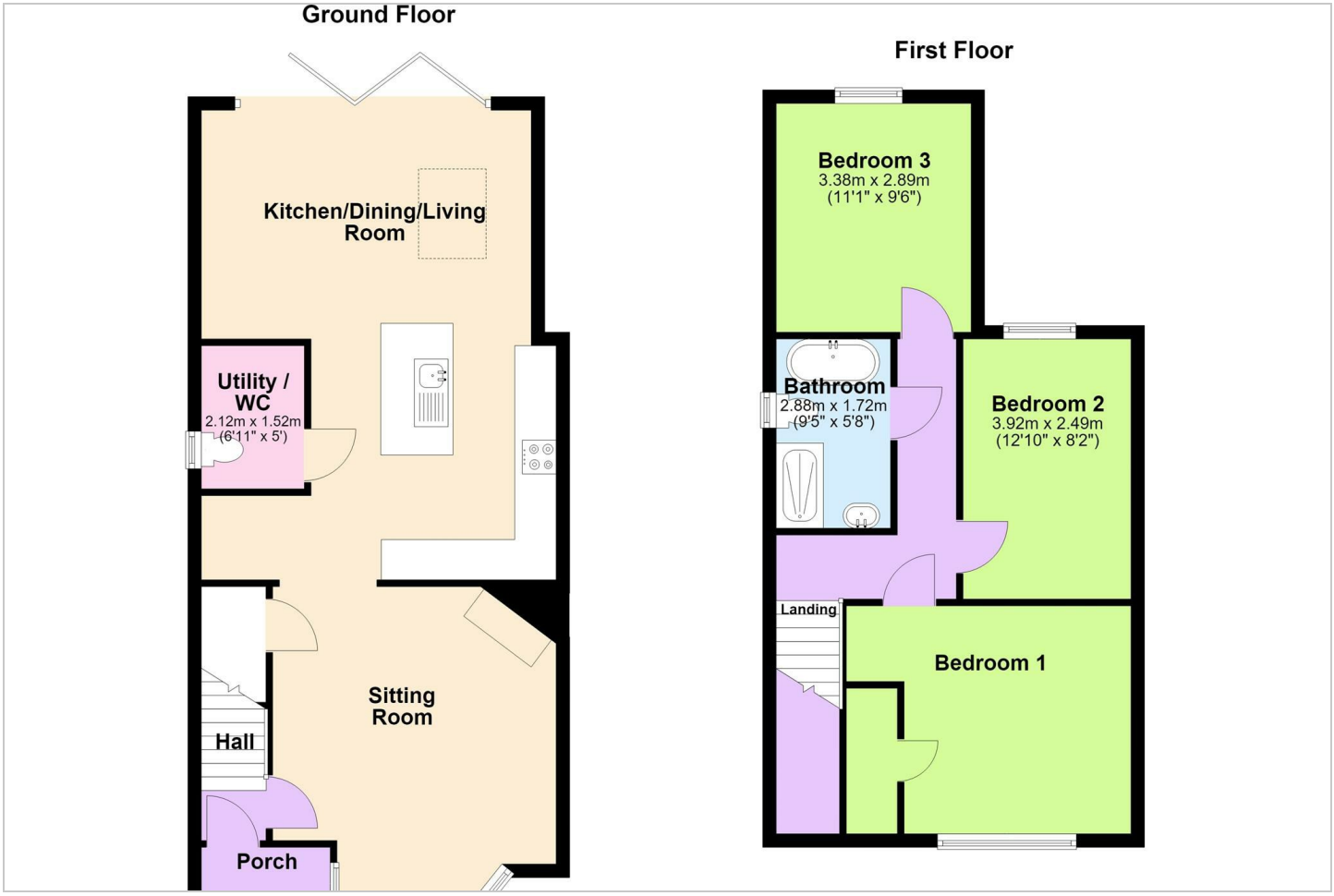
Bedroom 2
Double-glazed window to rear aspect. Radiator.

Bedroom 3
Double-glazed window to rear aspect.

Family Bathroom
Obscure double-glazed window to side aspect. Fitted with a four-piece suite comprising: free standing designer bath tub with column tap, concealed flush WC, wall hung designer style wash-hand basin and tiled double shower enclosure, fitted with a monsoon shower head and hand shower attachment. Heated towel radiator.

OUTSIDE
Front Garden
Tarmac drive adjacent to lawn area with inset beds. Side gate leads to rear garden.
Rear Garden
A particular feature of this property is the westerly facing rear garden extending to approximately 120ft. Patio area adjoins the living dining room. There is a pergola and separate patio area, perfect for al fresco dining. The garden is mainly laid to lawn bordered by hedging and timber fencing with inset beds. Towards the end of the main garden is a kitchen garden well stocked with a variety of crops, a greenhouse, timber sheds and a chicken coop.

Floorplan


Ground Floor
Kitchen/Dining/Living Room
Utility / WC
2.12m x 1.52m
(6'11" x 5')
Sitting Room
Hall
Porch
First Floor
Bedroom 3
3.38m x 2.89m
(11'1" x 9'6")
Bathroom
2.88m x 1.72m
(9'5" x 5'8")
Bedroom 2
3.92m x 2.49m
(12'10" x 8'2")
Landing
Bedroom 1











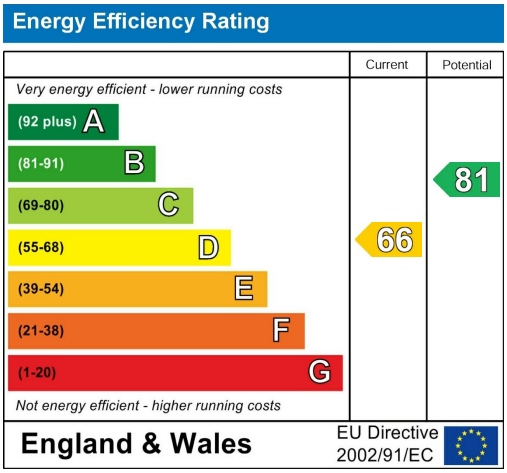


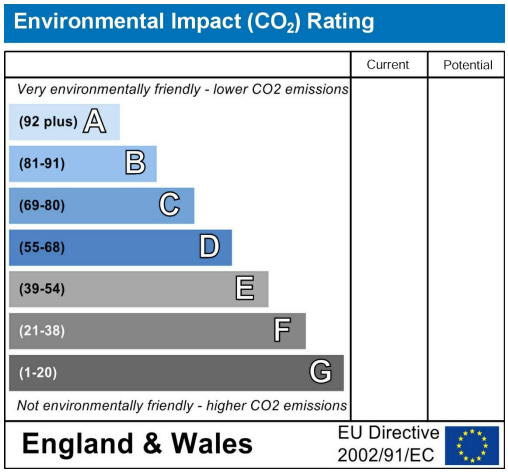







Energy Efficiency Graph





Viewing

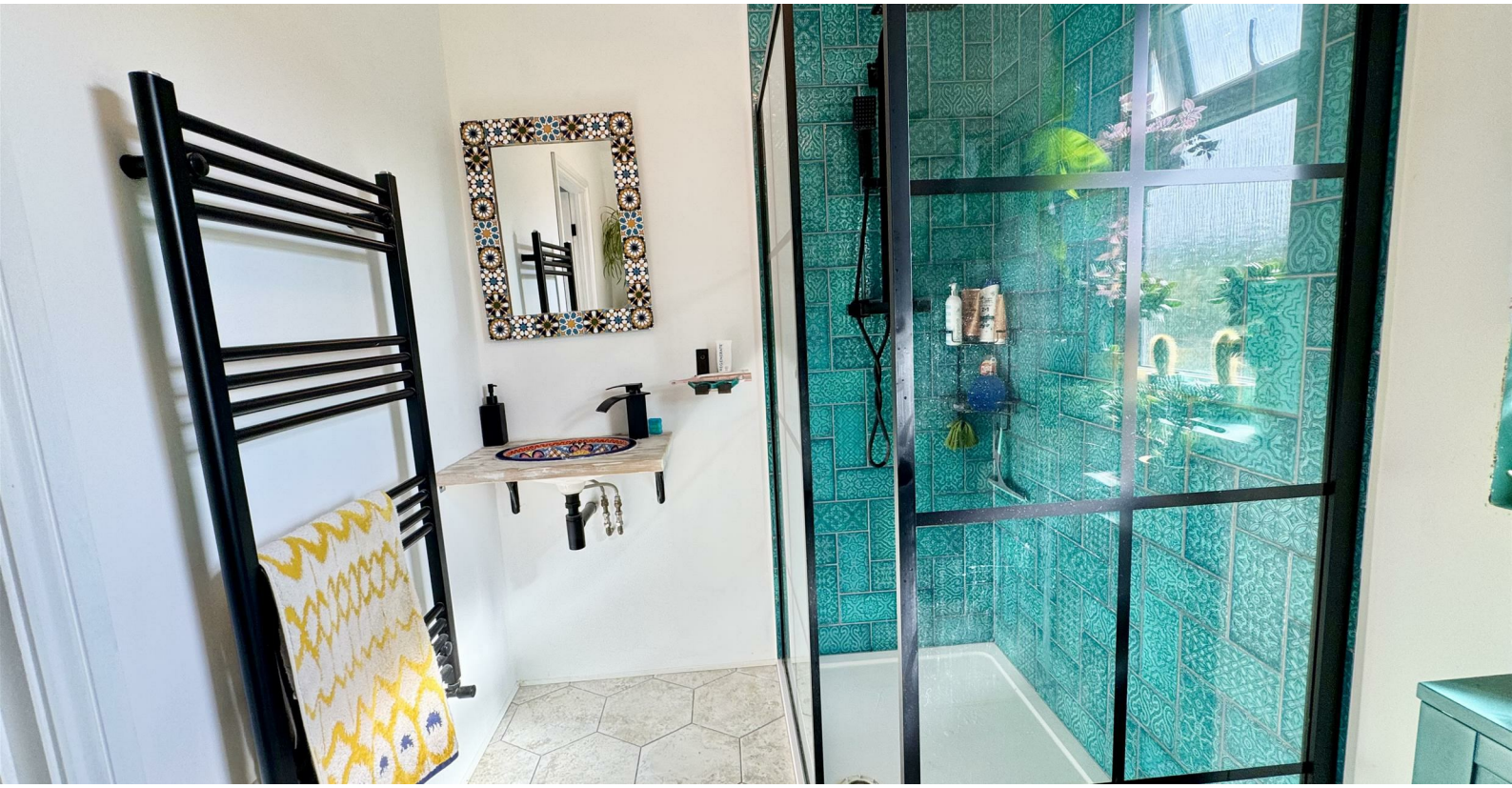
Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

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