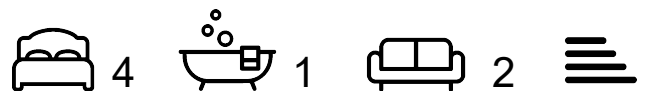




Rookley

Netley Abbey, Southampton, SO31 5PH

Asking Price £450,000



- DETACHED FAMILY HOME
- ATTACHED GARAGE
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- IN GOOD DECORATIVE ORDER
- GOOD SIZE REAR GARDEN
- FOUR BEDROOMS
- AMPLE OFF ROAD PARKING
- OPEN PLAN KITCHEN/FAMILY ROOM
- QUIET CUL DE SAC LOCATION
- EARLY VIEWINGS ARE ADVISED

Rookley

Netley Abbey, Southampton, SO31 5PH

Asking Price £450,000



A rare opportunity to purchase this spacious and extended four bedroom detached family home situated in a quiet cul de sac position. The property has been modernised by the current owners to a high standard. The property comprises living room, with double doors opening to modern kitchen breakfast room, open plan to family room with bi fold doors to garden, downstairs cloakroom and utility room with door to garage. The upstairs offers four bedrooms and family bathroom. Further features include a garage and parking for several vehicles and a good size enclosed rear garden.

Front Approach

Block paved driveway providing parking for several vehicles leading to garage.

Porch

Windows to front and side, vinyl flooring, door to:

Entrance Hall

Double radiator, tiled flooring, stairs to 1st floor, door to:

Living Room

14'4" max x 12'6" (4.37m max x 3.81m)

Double glazed Windows to front, double radiator, laminate flooring, TV point, double doors to:

Kitchen/Breakfast Room

18'9" x 12'4" (5.72m x 3.76m)

Fitted with a modern range of base and eye level units and drawers with worktop space over, matching breakfast bar, ceramic sink with single drainer and mixer tap, integrated fridge and dishwasher, built-in double oven, five ring gas hob with extractor hood over, two double radiators, tiled flooring, recessed ceiling spotlights, wall mounted concealed gas combination boiler, open plan to family room, door to:

Utility Room

8'8" x 7'5" (2.64m x 2.26m)

Base and eye level units and cupboards, plumbing for washing machine, space for American fridge/freezer and tumble dryer, uPVC double glazed window to rear aspect, tiled flooring, recessed ceiling spotlights, uPVC double glazed door to garden, door to garage.

Family Room

18'9" x 8'7" (5.72m x 2.62m)

UPVC double glazed window to rear aspect, two electric double glazed skylights, double radiator, laminate flooring, recessed ceiling spotlights, uPVC double glazed bi-fold doors to garden.

Cloakroom

Fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, double radiator, tiled flooring.

Landing

Fitted carpet, access to loft hatch, door to:

Master Bedroom

12'9" x 9'10" (3.89m x 3.00m)

Two uPVC double glazed windows to front aspect, double radiator, fitted carpet

Bedroom 2

11'11" max x 9'10" (3.63m max x 3.00m)

UPVC double glazed window to rear aspect, fitted double wardrobe(s) with full-length mirrored sliding doors, double radiator, fitted carpet.

Bedroom 3

8'7" x 5'11" (2.62m x 1.80m)

UPVC double glazed window to rear aspect, double radiator, fitted carpet.

Bedroom 4

8'6" x 6'7" (2.59m x 2.01m)

UPVC double glazed window to front aspect, fitted carpet.

Bathroom

Fitted with three piece comprising panelled bath with shower over and glass screen, pedestal wash hand basin, low-level WC, uPVC opaque double glazed window to side aspect, double radiator, vinyl flooring, recessed ceiling spotlights.

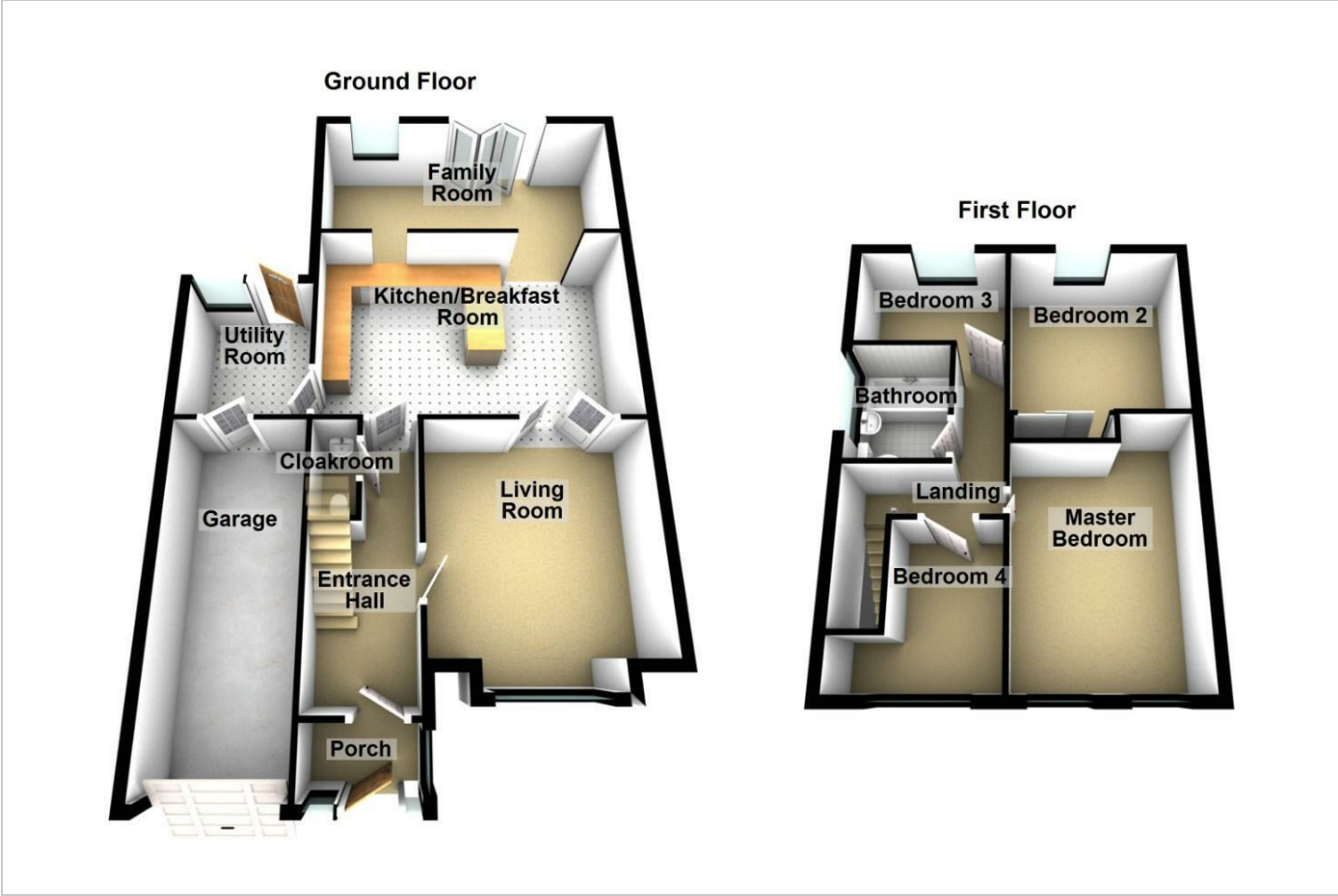
Garage

Integral brick built garage with power and light connected, Up and over door.

Rear Garden

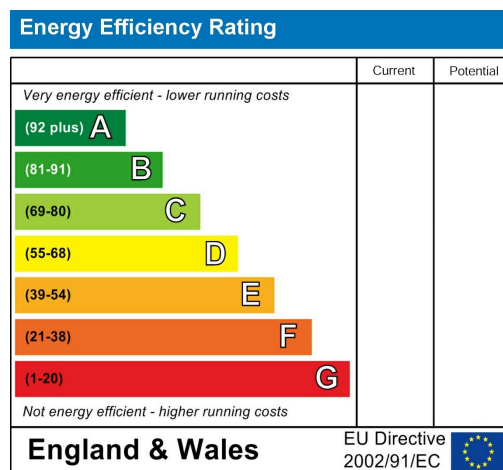
Enclosed by wooden panelled fence rear and sides, paved patio seating area, remainder is laid to lawn. garden shed.

Floorplan





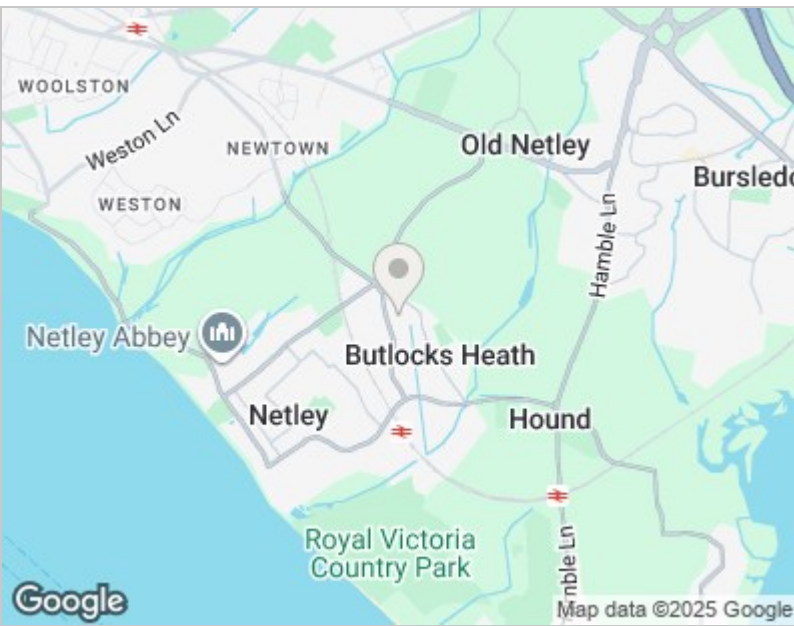
Energy Efficiency Graph



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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