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Station Road

Netley Abbey, SO31 5AE

Asking Price £450,000

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- Detached Family Home
- Three Bedrooms
- Kitchen Breakfast Room
- Village Location
- Solar Panels
- Private Gated Development
- Parking For two Vehicles Plus Visitors
- Downstairs Cloakroom & utility Room
- En Suite To Master Bedroom
- No Forward Chain

Tel: 023 8045 8054

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Offered with no forward chain, and located in the charming area of Netley Abbey, Southampton, this delightful detached house on Station Road offers a perfect blend of modern living and comfort. Built in 2015, the property boasts a generous 1,163 square feet of well-designed space, making it an ideal home for families or those seeking a peaceful retreat.

The property is in a small private gated development of two houses comprising front to back living room, downstairs cloakroom, modern kitchen breakfast room and utility room. Upstairs features three well-proportioned bedrooms, ensuring ample space for everyone. with En suite shower room to master and Four piece family bathroom suite. Further features include parking for two vehicles and visitor parking, solar panels and private rear garden.

The location itself is a significant advantage, offering easy access to local shops & amenities, Victoria Country park, and transport links.

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
Block paved drive for two vehicles, bin storage area, paved pathway leading to front door and side gaged access, wooden shed, greenhouse, shrubs to front of fence.

Entrance Hall
Laminate flooring, radiator, turning staircase with glass balustrade to 1st floor, ceiling spotlights, door to:

Cloakroom
Double glazed window to front, fitted two piece suite comprising low level WC, inset wash hand basin in vanity unit with cupboards under, exposed wooden flooring, radiator, ceiling spotlights.

Living Room
18'0" x 11'6" (5.51m x 3.51m)
Double glazed window to front aspect, radiator, under stairs storage cupboard, fitted carpet, double glazed doors to rear garden.

Kitchen Breakfast Room
18'0" x9'8" (5.51m x2.95m)
Fitted with a contemporary range of base and eye level units and drawers with Granite style work surfaces over, splash back tiling to principle areas, with unit under lighting, inset sink unit with mixer taps, integrated fridge, dishwasher, space for fridge freezer, fitted wine rack, built in stainless steel oven and four ring electric hob and extractor over, Double glazed windows to rear and side aspect, exposed wooden flooring, radiator, ceiling spotlights, double glazed door to side, door to:

Utility Room
Continuation of base and eye level units and drawers with under unit lights, inset sink unit and mixer taps, splash back tiling, space and plumbing for washing machine, integrated freezer, exposed wooden flooring, ceiling spotlights

First Floor Landing
Skylight over stairs, fitted carpet, ceiling spotlights, access to loft hatch, door to:

Master Bedroom
10'11" x 9'8" (3.33m x 2.95m)
Double glazed window to rear elevation, radiator, built in double wardrobes, door to:

En Suite Shower Room
Opaque Double glazed window to side elevation, fitted three piece suite comprising low level WC, wall mounted wash hand basin, step in tiled shower cubicle, heated towel rail, tiled flooring ceiling spotlights.

Bedroom 2
11'8" x 9'3" (3.58m x 2.82m)
Double glazed window to rear elevation, radiator, fitted carpet, built in double wardrobes.

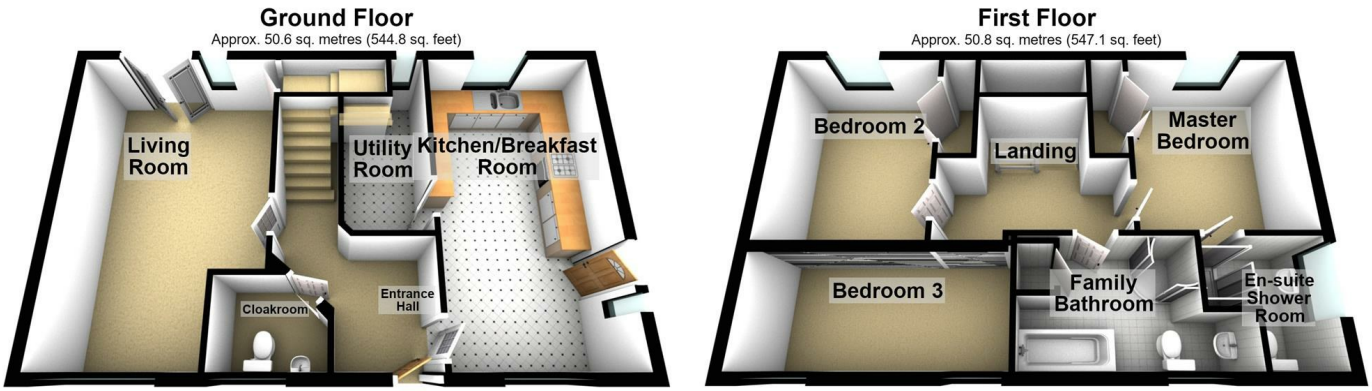
Bedroom 3
13'10" x 6'3" (4.22m x 1.93m)
Double glazed window to front elevation, fitted carpet, radiator

Family Bathroom
Fitted four piece suite comprising tiled enclosed bath with mixer taps, low level WC, wall mounted wash hand basin, tiled shower enclosure with shower over and glass door, wall mounted heated towel rail, opaque double glazed window to front elevation, ceiling spotlights, tiled flooring, door to cupboard housing wall mounted combination boiler.

Rear Garden
Enclosed by wooden panelled fence to sides and brick to rear, paved patio seating area, remainder is laid to lawn with flower and shrub boarder, garden shed, outside tap, outside electric socket, side gated access.

Notes
The property benefits from zone heating and solar panels.

Floorplan


Ground Floor
Approx. 50.6 sq. metres (544.8 sq. feet)
Living Room
Utility Room
Kitchen/Breakfast Room
Cloakroom
Entrance Hall
First Floor
Approx. 50.8 sq. metres (547.1 sq. feet)
Bedroom 2
Landing
Master Bedroom
Bedroom 3
Family Bathroom
En-suite Shower Room











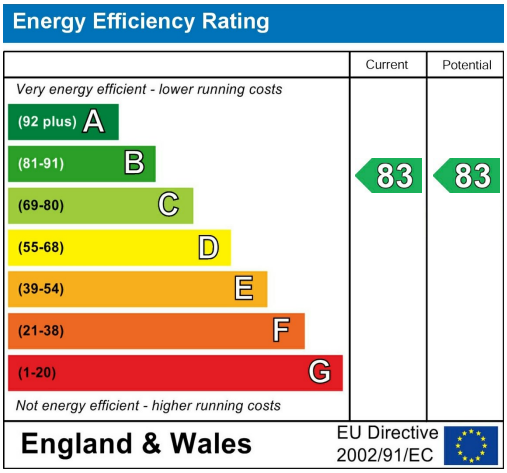


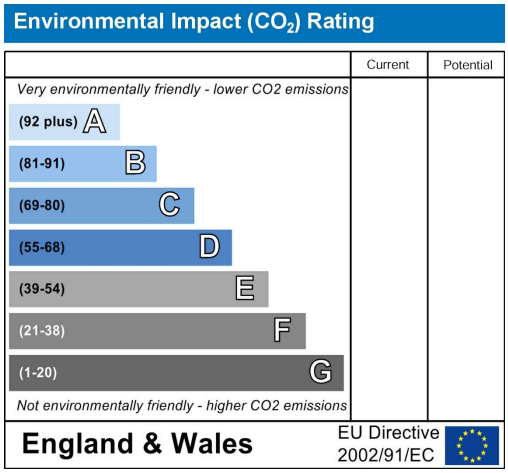







Energy Efficiency Graph



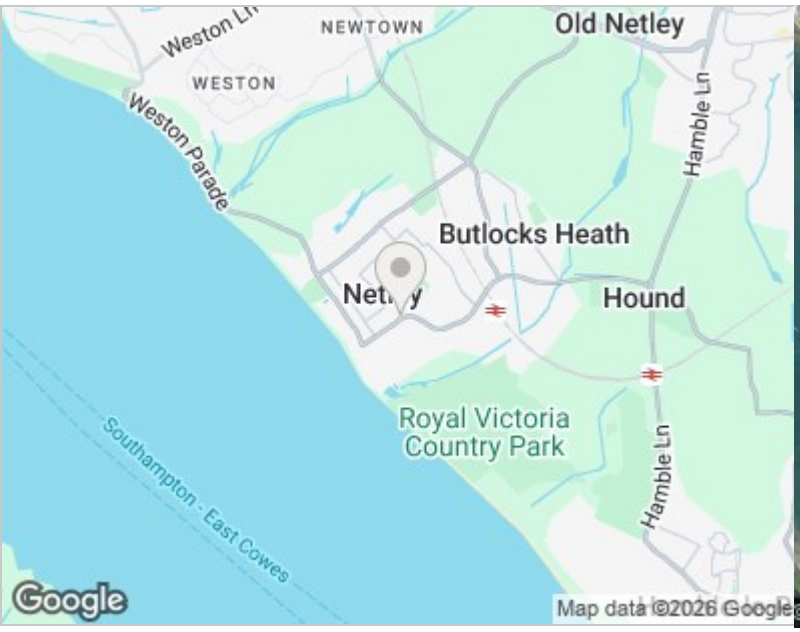


Viewing

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