



## Denzil Avenue

Netley Abbey, SO31 5BA

Asking Price £375,000



- EXTENDED PERIOD PROPERTY
- SEMI DETACHED
- STUDY/BEDROOM 4
- GOOD SIZE GARDEN
- LIVING ROOM WITH LOG BURNER

- THREE DOUBLE BEDROOMS
- GARAGE & PARKING
- DOWNSTAIRS CLOAKROOM/UTILITY
- KITCHEN BREAKFAST ROOM
- OUTBUILDING

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### Front Approach

Driveway providing parking for several vehicles, garage with up and over door, side access leading to hard standing for caravan/boat, gate side access to rear garden.

### Entrance Hall

Understairs Storage cupboard, radiator, vinyl flooring, stairs to 1st floor, door to:

### Study/Sitting Room

11'10" x 9'10" (3.61m x 3.00m)

UPVC double glazed window to front aspect, electric fireplace, double radiator, fitted carpet.

### Kitchen/Diner

19'3" x 13'10" max (5.87m x 4.22m max)

Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, space for fridge/freezer, space for range cooker, uPVC double glazed window to side aspect, fireplace with wood burner stove, radiator, tiled flooring, folding door to living room, door to:

### Inner Hallway

Door to side of garden, door to:

### Downstairs Shower

Fitted three piece suite comprising shower enclosure, wash hand basin and low level WC, plumbing for washing machine, Two double glazed windows to rear, radiator, tiled flooring.

### Living Room

16'8" x 10'3" max (5.08m x 3.12m max)

Two double glazed windows to rear, uPVC double glazed window to side aspect, double radiator, fitted carpet, TV point, uPVC double glazed double doors to garden.

### Landing

UPVC double window to front aspect, built in cupboard housing wall mounted boiler, fitted carpet, access to loft hatch, door to:

### Master Bedroom

11'2" x 10' (3.40m x 3.05m)

Double glazed Window to rear, double radiator, fitted carpet.

### Bedroom 2

11'10" x 9'10" (3.61m x 3.00m)

Double glazed Window to front, chimney breast with cast iron fireplace, double radiator, fitted carpet.

### Bedroom 3

14'5" x 9'2" (4.39m x 2.79m)

Double glazed Window to front, double radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin with cupboards under, and low-level WC, double glazed window to rear, tiled flooring.

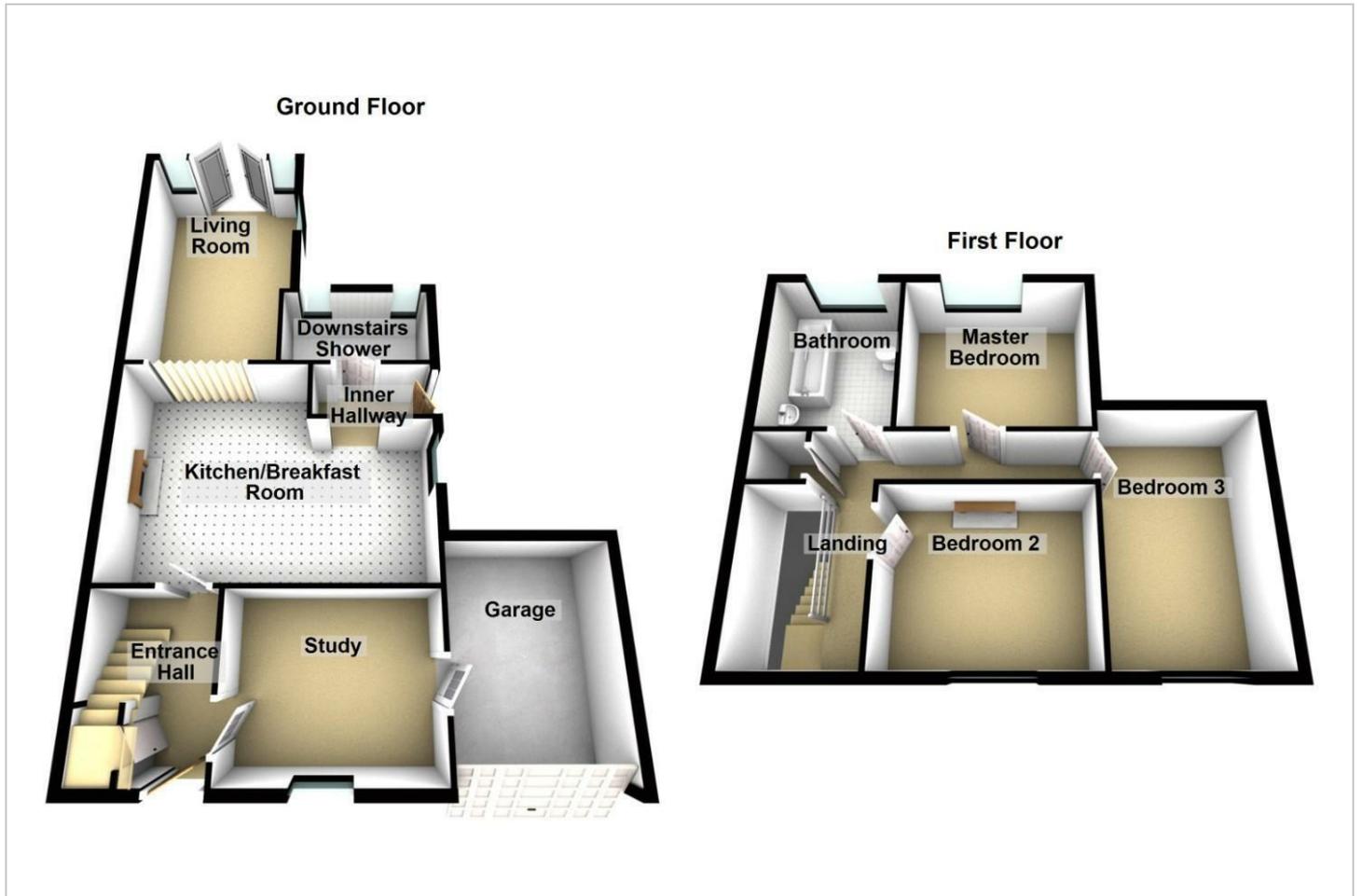
### Garage

Up and over door.

### Rear Garden

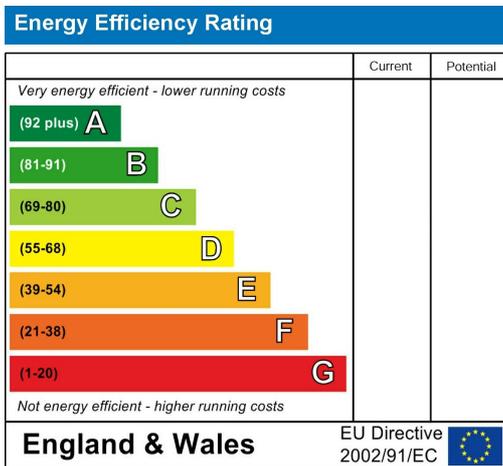
Enclosed by mature hedge to rear and sides, paved patio seating area, laid to lawn with pathway leading to decking area to wooden summerhouse with power and lighting.

# 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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