HUNTERS®

HERE TO GET *you* THERE



Mortimer Close

Netley Abbey, Southampton, SO31 5EU

Guide Price £375,000

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- FIVE BEDROOMS & DRESSING ROOM
- OFF ROAD PARKING
- NO FORWARD CHAIN
- OWNED SOLAR PANELS
- CONSERVATORY
- GARAGE IN A BLOCK
- EASY ACCESS TO SHOPS & AMENITIES
- CUL DE SAC POSITION
- KITCHEN BREAKFAST ROOM
- BATHROOM & SHOWER ROOM

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Hunters are pleased to offer for sale, this extended family home ideally situated in a quiet cul-de-sac located with easy access to local shops, amenities, park and waterside. This spacious property is offered with no forward chain and briefly comprises 21ft living room, kitchen dining room and conservatory downstairs. On the 1st floor there are four adaptable bedrooms, bathroom and a shower room. A dressing room / study provides access to the top floor boasting a 24ft bedroom with partial views of Southampton water. Further features include off road parking a garage, a low maintenance rear garden, solar panels and EV charger.

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.

Porch

Hallway
Double radiator, stairs to 1st floor,, double doors to

Living Room
21'3" x 15'0" (6.48m x 4.58)
Double-glazed bay window and double-glazed window to front aspect, two radiators, door to understairs Storage cupboard. Doorway to

Kitchen / Dining Room
24'6" x 10'11" (7.49 x 3.33)
Two double-glazed windows to rear aspect and double-glazed doors to conservatory. Refitted with a matching range of base and wall units providing cupboard and drawer space. Quartz style solid worktops with integrated stainless steel sink and swan-neck mixer tap. Inset so 5 burner gas hob with Miele classic Steamer cooker under, separate built-in oven and grill. Integrated fridge. As canopy style extractor over hob. Breakfast bar. three windows to rear, double radiator. In the dining area, complimentary units are used to form a dresser style unit with worktops.

Conservatory
Double-glazed windows and double-glazed doors to garden.

First Floor Landing
Built-in cupboard

Bedroom 1
15'8" x 7'0" plus door recess (4.78 x 2.15 plus door recess)
Double-glazed window to front aspect. Recess for wardrobes. Radiator.

Bedroom 2
12'10" x 8'0" plus door recess (3.92m x 2.45 plus door recess)
Double-glazed window to front aspect. Radiator. Built-in wardrobe cupboard.

Bedroom 3/Study
8'0" x 7'1" (2.45m x 2.18)
Double-glazed window to rear aspect. Currently used as a study. Radiator

Bedroom 4/Dressing Room
9'5" x 7'2" (2.88m x 2.19m)
Double-glazed window to rear aspect. Radiator.

Family Bathroom
Double-glazed window to rear aspect. Fitted with a three-piece, white comprising panel-enclosed bath, vanity wash-hand basin and close-coupled WC. Tiling to principal areas.

Shower Room
Double-glazed window to side aspect. Fitted with a three-piece, white suite comprising, shower enclosure, wall-hung, wash-hand basin and close-coupled WC.

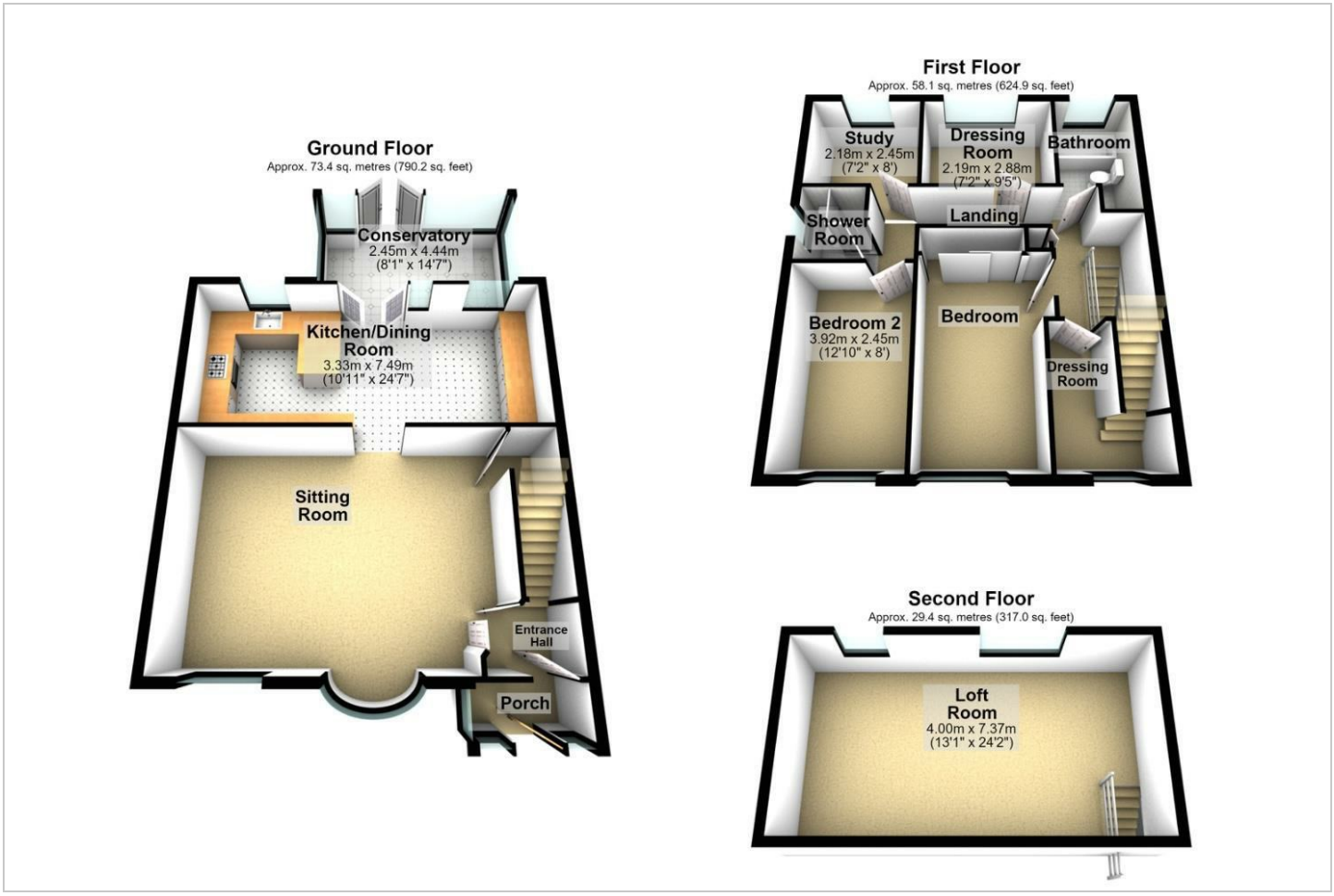
Dressing Room
9'1" x 4'0" (2.77m x 1.22m)
Double-glazed window to front aspect. Stairs to loft room / bedroom 5

Loft Room / Bedroom 5
24'2" x 13'1" (7.37m x 4m)
Two windows to rear affording views towards Southampton Water

OUTSIDE
Front Garden
To the front of the property there is hardstanding for parking with adjacent EV charging point, flowerbed border. There is a garage en-bloc.

Rear Garden
Low maintenance and laid mainly to patio, the rear garden is the perfect venue for barbecues, entertaining or family get togethers. There is a side gate with access to garage and to the front of the property.

Floorplan


Ground Floor
Approx. 73.4 sq. metres (790.2 sq. feet)
Conservatory
2.45m x 4.44m
(8'1" x 14'7")
Kitchen/Dining Room
3.33m x 7.49m
(10'11" x 24'7")
Sitting Room
Entrance Hall
Porch
First Floor
Approx. 58.1 sq. metres (624.9 sq. feet)
Study
2.18m x 2.45m
(7'2" x 8')
Dressing Room
2.19m x 2.88m
(7'2" x 9'5")
Bathroom
Shower Room
Landing
Bedroom 2
3.92m x 2.45m
(12'10" x 8')
Bedroom
Dressing Room
Second Floor
Approx. 29.4 sq. metres (317.0 sq. feet)
Loft Room
4.00m x 7.37m
(13'1" x 24'2")



















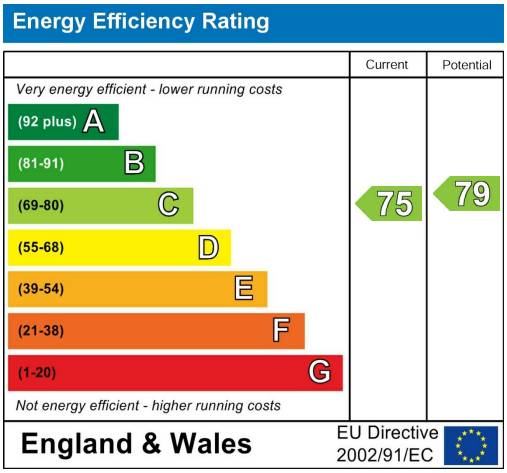

LAUNDRY

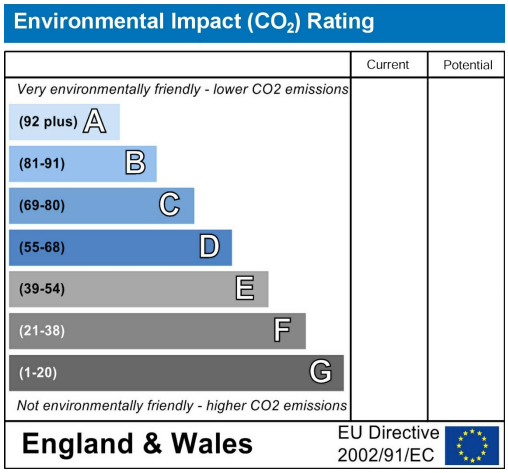



LAUNDRY



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