



Noyce Court - £325,000

Stanford
Est 2005



47 Noyce Court, West End, Southampton, SO30 3HY

Asking Price £325,000

Stanford Estate Agents delighted to welcome to the market this beautifully presented, two double bedroom, semi detached house situated in the desirable location of West End. This spacious home offers a light and airy sitting/dining room with French doors to the rear garden cloakroom, stylish kitchen and bathroom, delightful rear garden and driveway parking.

Entrance Hall;
Smooth plaster ceiling with inset spotlights, radiator, stairs to first floor landing, sizeable storage cupboard, tiled flooring, door leading to the kitchen and sitting/dining room.

Sitting/Dining Room: (15'11" x 13'7")
Smooth plaster ceiling with inset spotlights, double glazed windows and double glazed French doors leading directly onto the rear garden, two radiators.

Kitchen; (11'0' x 6'10")
Smooth plaster ceiling with inset spotlights, double glazed window to front aspect, tiling to principal areas, radiator, fitted with a superb range of wall and base level units with contrasting work surfaces, stainless steel sink and drainer with mixer tap, fitted appliances consisting of an oven and four ring gas hob with extractor over, further fitted appliances comprising of a fridge, freezer, dishwasher and washer dryer, Tiled flooring.

Cloakroom:
Smooth plaster ceiling with inset spotlights, double glazed obscure window to side aspect, tiled walls and flooring, suite comprising low level WC and wash hand basin, radiator.

First Floor Landing:
Smooth plaster ceiling with inset spotlights, radiator, superb built-in storage cupboard, doors leading to all rooms.

Master Bedroom: (13'7" x 11'6")
Smooth plaster ceiling with inset spotlights, double glazed window to rear aspect, radiator.

Bedroom Two; (12'9" x 9'9")
Smooth plaster with inset spotlights, double glazed window to front aspect, radiator, a superb sized walk-in cupboard/wardrobe.

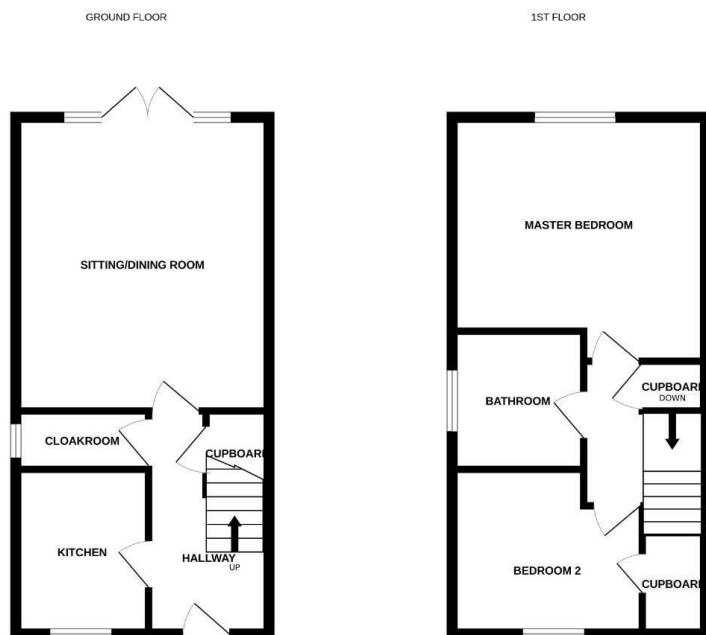
Bathroom:
Smooth plaster ceiling with inset spotlights, double glazed obscure window to side aspect, fully tiled walls and flooring, chrome heated towel rail, suite comprising panel enclosed bath with fitted shower over and glass screen, low level WC and wash hand basin.

Front Garden:
Enclosed with a mature hedgerow borders with a paved pathway leading to the front door. There is a brick

paved driveway providing off road parking.

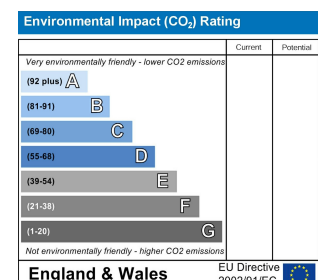
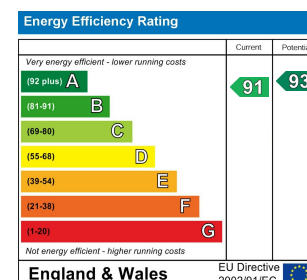
Rear Garden:
This delightful rear garden is enclosed and mainly laid to lawn with mature shrub borders. There is a good sized paved seating and entertaining area and pedestrian gated side access.

OTHER INFORMATION:
LOCAL COUNCIL: Eastleigh Borough Council
COUNCIL TAX BAND: C
SELLERS POSITION: Looking To Purchase A Property Locally
INFANT/JUNIOR SCHOOL: St James C Of E Primary School
SECONDARY SCHOOL: Wildem School



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is an illustrative diagram only and should be used as a guide for any prospective purchaser. The names, systems and appliances shown here are not intended to be used as such by any person not responsible or efficiency can be given. Made with floorplan 10/22

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