



Hillyfields - £270,000

Stanford
Est 2005



62 Hillyfields, Nursling, Southampton, SO16 0XP

Offers In Excess Of

£270,000

Stanford Estate Agents are delighted to offer for sale this three bedroom, semi detached, family home, ideally situated set back in this highly sought after cul-de-sac location. This fantastic property offers spacious accommodation including a 17ft sitting room, 13ft modern fitted kitchen/diner, an 18ft lean to/garden room, downstairs cloakroom/WC and an upstairs family bathroom. Benefits include a good sized secluded rear garden, double glazed windows and gas central heating. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, radiator, double glazed window to side aspect.

Sitting Room: (16'0" x 15'7")
Smooth plaster ceiling, double glazed window to front aspect, double radiator.

Kitchen/Diner: (13'8" x 9'2")
Double glazed window to rear aspect, fitted with a range of modern wall and base level units with rolled edge worksurfaces, sink and drainer with mixer tap, Range gas cooker with stainless steel extractor over, space for fridge freezer and dishwasher, part tiled walls, double radiator.

Cloakroom:
Obscure double glazed window to rear aspect, Low level WC, wash hand basin.

Lean to/Garden Room: (18'10" x 5'4")
Double glazed construction, space and plumbing for a washing machine and tumble dryer, door to garden.

First Floor Landing:
Access to loft space, doors to bedrooms and family bathroom.

Master Bedroom: (14'9" x 12'5")
Double glazed window to front aspect, double radiator, airing cupboard.

Bedroom Two: (13'8" x 9'4")
Double glazed window to rear aspect, double radiator.

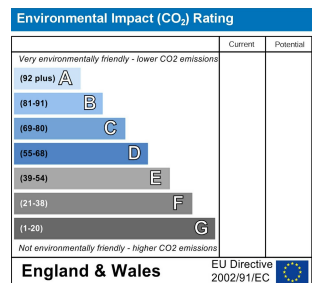
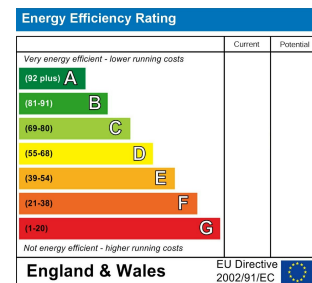
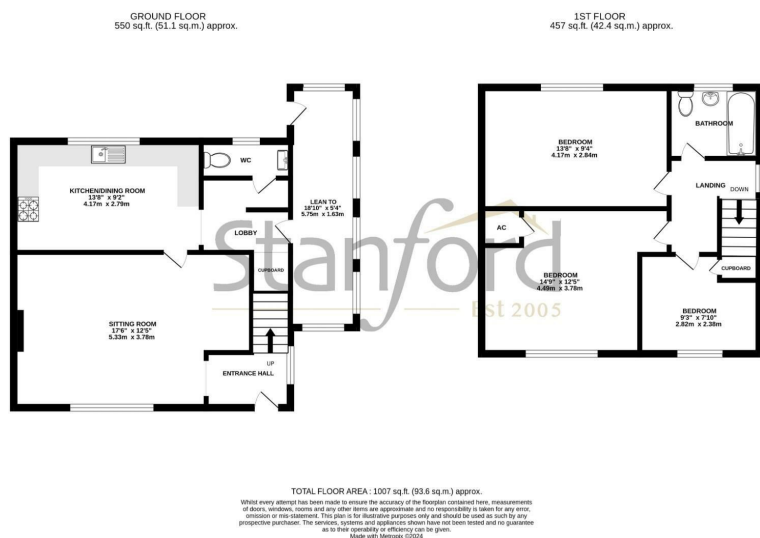
Bedroom Three: (9'3" x 7'10")
Double glazed window to front aspect, double radiator.

Family Bathroom:
Obscure double glazed window to rear aspect, suite comprising panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, tiled walls, radiator.

Front Garden:
Laid to lawn with mature shrub borders and enclosed by attractive fencing, pathway leading to the front door and side access gate.

Rear Garden:
Panel fence surround and laid mainly to artificial lawn with raised flower and shrub borders, there is also a shingled area providing seating and entertaining space, side access leading to the front of the property and a storage shed.

Other Information:
Local Council: Test Valley
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Local Primary School: Nursling C of E Primary School
Secondary School: The Mountbatten School



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