



Noyce Court - £375,000

Stanford
Est 2005



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

Asking Price **£375,000**

Stanford Estate Agents are delighted to present this stunning and spacious, three bedroom, semi detached house in the sought after location of West End. The property is immaculate throughout and boasts an en suite to the master bedroom, cloakroom, driveway parking and a secluded rear garden. An internal viewing is recommended.

Entrance Hall:
Smooth plaster ceiling, radiator, stairs leading to first floor.

Sitting Room: (16'2" x 14'7")
Smooth plaster ceiling, radiator, double doors leading to rear garden.

Kitchen/Breakfast Room: (11'9" x 9'7")
Smooth plaster ceiling, modern and stylish fitted kitchen with built-in appliances including fridge/freezer, dishwasher, washing machine and four-ring gas hob with extractor over, double glazed window to front aspect, radiator.

Cloakroom: (6'2" x 4'8")
Smooth plaster ceiling, low level WC, hand wash basin, radiator.

First Floor Landing:
Smooth plaster ceiling, access to all bedrooms, family bathroom and two storage cupboards, access to loft.

Master Bedroom: (12'5" x 10'11")
Smooth plaster ceiling, built in wardrobe, access to en-suite, double glazed window to front aspect, radiator.

En Suite: (6'9" x 3'11")
Smooth plaster ceiling, walk in shower, low level WC, wash hand basin, obscure double glazed window to front aspect, radiator.

Bedroom Two: (12'8" x 8'8")
Smooth plaster ceiling, double glazed window to rear aspect, radiator.

Bedroom Three: (9'6" x 7'2")
Smooth plaster ceiling, double glazed window to rear aspect, radiator, carpet flooring.

Family Bathroom:
Smooth plaster ceiling, panel enclosed bath with shower over, low level WC, wash hand basin, extractor fan, radiator.

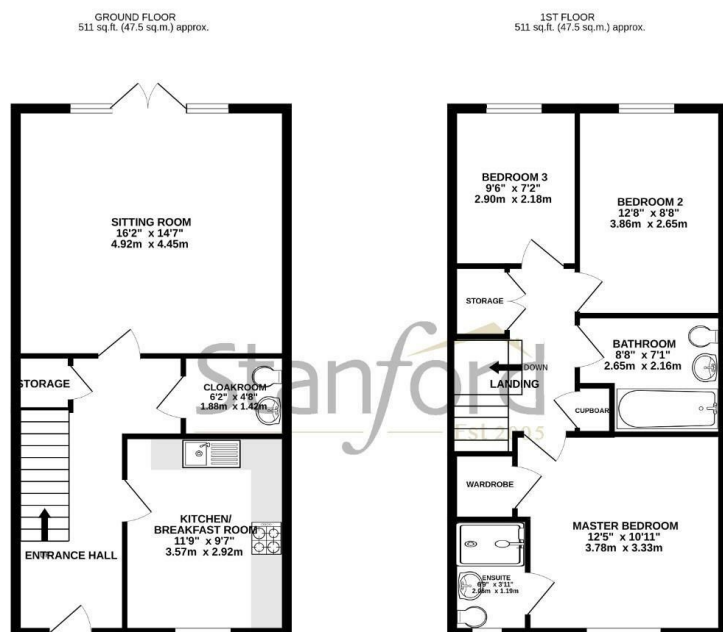
Front Garden:
Footpath leading to front door, driveway parking to the side of the property for multiple cars.

Rear Garden:
Good sized enclosed rear garden, mainly laid to lawn and paved patio, side gate providing pedestrian access.

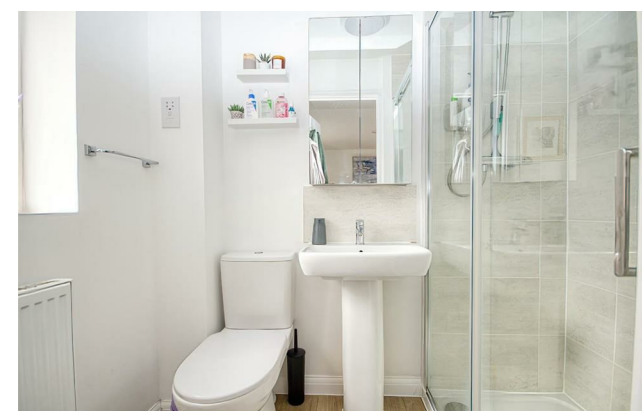
Other Information:
Local council: Eastleigh Borough Council
Council Tax Band: D
Sellers Position: Looking To Purchase A Property
Local Primary School: St James C of E Primary School
Secondary School: Wildern School
Viewing: By Appointment Only

West End is a parish in Hampshire in the borough of Eastleigh, some five miles east of the city of Southampton. The village of West End is small and generally classed as an area in the outer suburbs or rural urban fringe of the borough of Eastleigh because of the surrounding woodland and countryside, including Telegraph Woods and Itchen Valley Country Park.

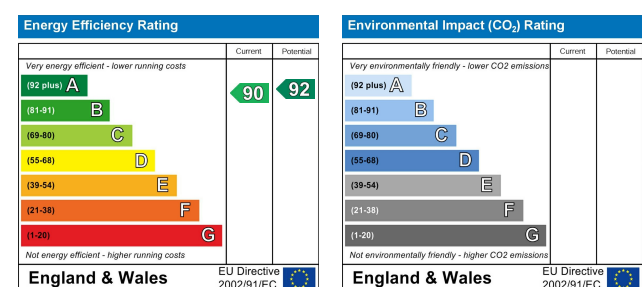
The village is known for being home of the Utilita Bowl, the stadium where Hampshire County Cricket Club plays, and occasionally England. Aside from a number of listed houses, the other landmarks of the parish are Moorgreen Hospital, a large, ornate Victorian building, the original St James School, built in 1901, on the high street, and West End Fire Station, a museum in the centre of the village. The village offers a host of shops, a chemist, local supermarket, doctors surgery, dentists and is minutes drive to Hedge End and M27 motorway links.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, stairs and any other items are approximate and it is recommended that you verify the dimensions of any items before purchase. The plan is for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Map data: OpenStreetMap contributors



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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

