







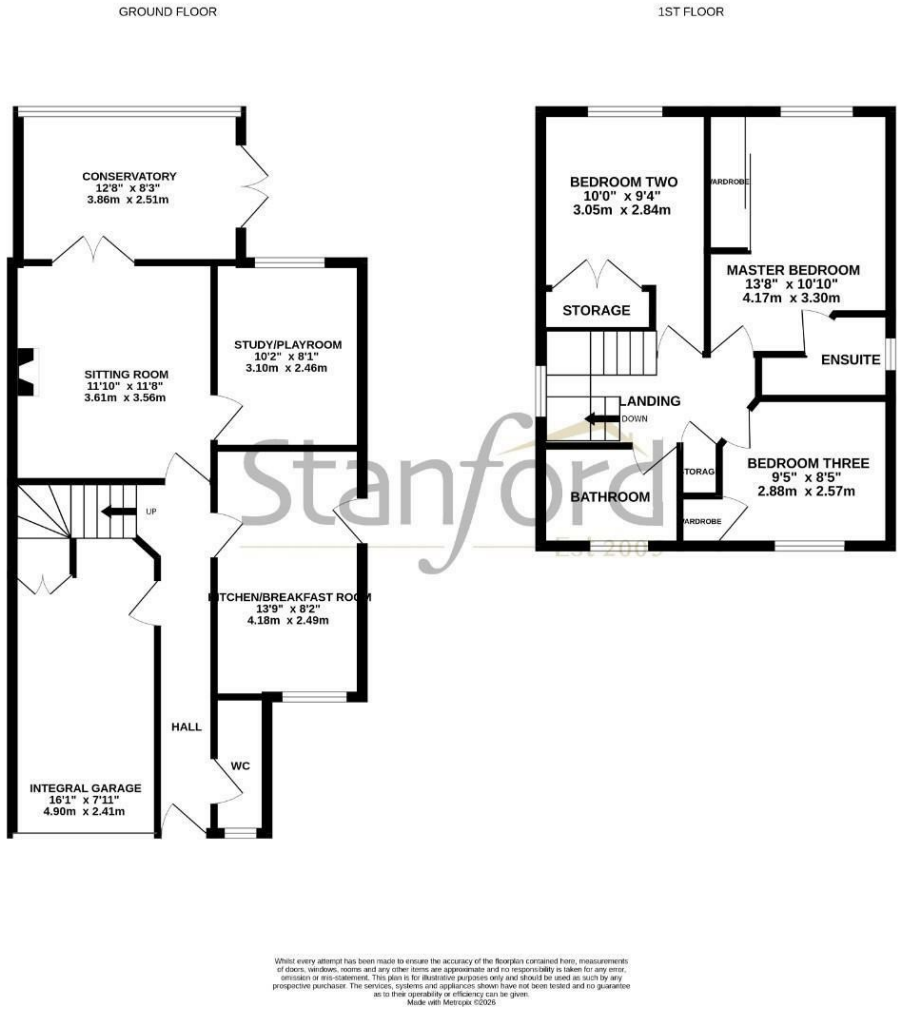




Abbotsbury Road, SO50 8NZ

Stanford
Est 2005

£425,000



Stanford Estate Agents are pleased to offer this well presented, three bedroom, detached family home in a sought after cul de sac of Bishopstoke. Benefitting from off road parking, integral garage, conservatory, ensuite to master and a modern Kitchen with integrated appliances.

Accommodation on the ground floor comprises of a useful cloakroom with WC facilities, access to the integral garage is located of the hallway and within is power and light. The kitchen is fully fitted with a range of wall and base units, a breakfast bar and integrated appliances to include; full size fridge/freezer, double oven, dishwasher and gas hob with induction over. The kitchen is in a fantastic order and access to the garden is provided. The living room has been well thought out and gives entry to another useful room that can be used as an office, playroom or other preferred option. To the rear is a conservatory with French doors to the rear garden. The first floor has three great sized bedrooms with all bedrooms have built in storage, the principle bedroom benefits further from modern ensuite facilities with a feature wash basin, WC and walk in shower cubicle. The remaining bedrooms are serviced via the three-piece bathroom suite.

Externally the property sits towards the bottom of a no through road and offers ample off-road parking on the paved driveway. The garage can be opened via up and over door. To the side is a secure gate that leads to the rear garden. The rear garden is mostly laid to lawn with a stone laid patio area ensuring the ability for all year-round use. The garden is fully secure via panel enclosed fencing and has some shrub and wildflower borders. Tot eh rear of the garden is decking of which an ideal summer house is located.

The sellers have already found a home to purchase

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: D
EPC Rating: Ordered
Local Primary School: Stoke Park Infant & Junior School
Local Secondary School: Wyvern
Construction Type: Brick
Windows: Double Glazed
Heating: Gas
Parking: Private Driveway & Integral Garage
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: Seller Already Suited
Viewing: By Appointment Only

Location:
Bishopstoke is a small village and civil parish in the borough of Eastleigh. It is wonderfully positioned on the Itchen navigation between Winchester and Southampton. It offers an array of sought after amenities such as post offices, dentists, doctors and bus routes. Eastleigh town centre is a short distance away providing further amenities as well as other travel essentials in the form of a mainline train station and Southampton airport. Stoke Park woods is a favourable spot for families and dog walkers alike and consists of 512 acres of woodland walks that are enjoyed by those near and far.

Offer Check Procedure:
Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your co-operation.