



44 Hillyfields | £360,000  
Nursling, Southampton, Hampshire, SO16 0XP

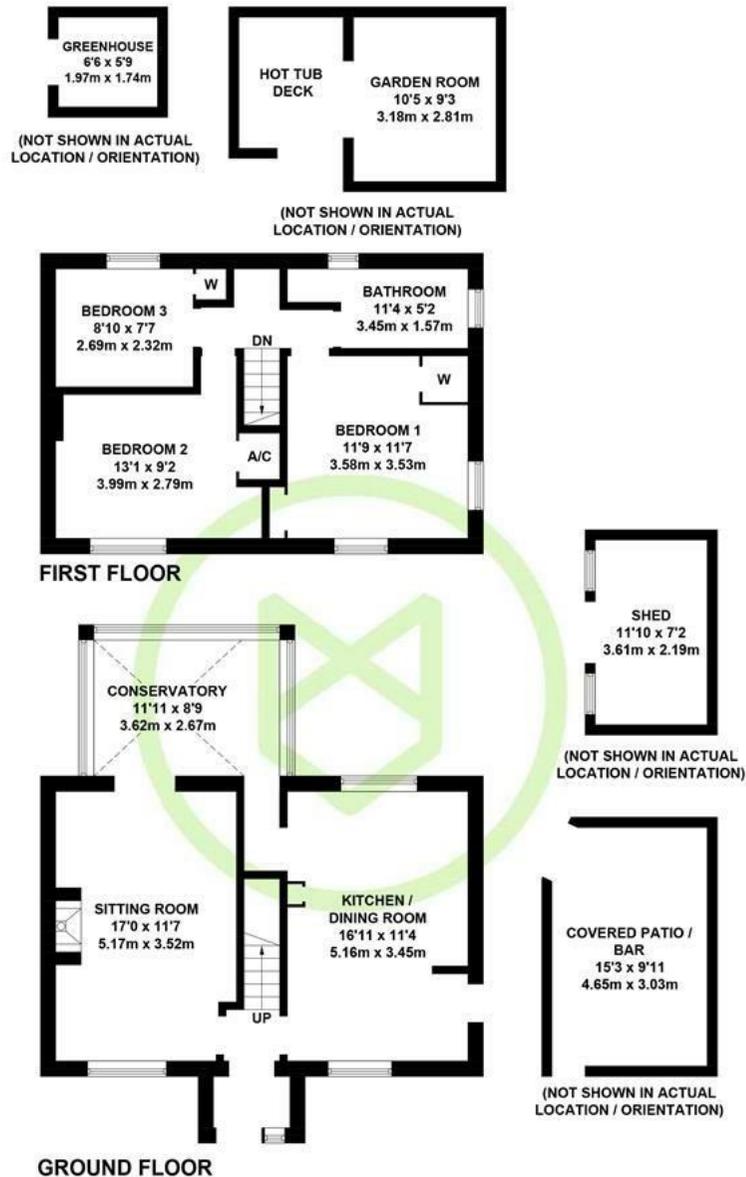




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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 594 SQ FT / 55.2 SQ M  
 FIRST FLOOR = 457 SQ FT / 42.5 SQ M  
 OUTBUILDINGS = 218 SQ FT / 20.3 SQ M  
 TOTAL = 1269 SQ FT / 118.0 SQ M  
 (EXCLUDING COVERED PATIO / BAR & HOT TUB DECK)

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1287981)

## Summary

This much loved and beautifully presented family home is tucked away within a quiet cul-de-sac location enjoying a wealth of amenities on the doorstep and easy access to commuter links. The extended and well maintained accommodation offers three generous bedrooms and a modern family bathroom on the first floor. On the ground floor the dual aspect sitting room is fitted with a log burning stove and flows in to the adjoining conservatory, creating another useful reception room. The impressive fitted kitchen offers an extensive range of units, a central island and integrated appliances. The gardens are thoughtfully landscaped with various areas to relax or entertain including a covered seating area and summer house. Gated off road parking is available with communal parking bays opposite.

## Features

- A beautifully presented and extended family home
- Cul-de-sac location close to amenities
- Three bedrooms and modern family bathroom
- Stylish fitted kitchen breakfast room with integrated appliances
- Dual aspect sitting room with log burning stove
- Conservatory with under floor heating
- Gated off road parking and communal parking opposite
- Landscaped and well tended gardens
- Covered seating area for entertaining & BBQ area
- Summer house with space for hot tub and timber workshop.

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential C

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## Ground floor

A glazed front door opens into the entrance porch with space for coats and shoes and a secure inner door to the entrance hall with stairs to the first floor. The dual aspect sitting room is fitted with quality solid oak flooring which complements the tasteful decor that extends throughout this lovely home. A log burning stove provides a focal point to the room with French doors to the spacious conservatory providing an additional reception room with under floor heating, blinds and access to the enclosed garden. The impressive fitted kitchen offers an extensive range of shaker style wall and base units with contrasting oak block work surfaces and central island. Integrated appliances include a double oven, five burner gas hob with extractor hood over, wine cooler, fridge freezer, separate fridge, dishwasher, washing machine and space for a dryer. The inset sink and drainer includes a waste disposal unit with additional storage in the under stairs cupboard. A side door leads to the covered seating area perfect for al fresco dining.

## First Floor

The landing serves the three bedrooms with bedroom one enjoying a dual aspect, built in storage and access to the loft space. Bedrooms two and three also boast built in storage and are served by the family bathroom. The modern family bathroom comprises a panelled P-shape bath with dual head shower over, vanity unit and mounted wash basin, dual flush wc and heated towel rail.

## Parking

Double gates open onto a paved parking area with communal parking bays opposite.

## Outside

The attractive frontage is screened by neatly trimmed box hedgerows and a pedestrian gate into the immaculate front garden with a block paved path to the front door. A large decking area extends to the side of the property to a covered seating and entertaining area ideal for al fresco dining fitted with power, light and storage. The landscaped rear garden features steps to a raised and well tended lawn with a summer house and covered decking area, log store adjacent, bbq area and timber workshop. The garden is punctuated with a variety of well stocked borders.

## Location

The village of Nursling is located in between the city of Southampton and Romsey, allowing for easy access to both, as well as road and rail links with a direct line to London Waterloo from Southampton Central or Parkway. Within Nursling there is a small grocery store, several public houses including The Four Horseshoes, The Horns and The Walnut Tree Inn. Nearby you can find Romsey Golf Course and reputable local schooling for ages.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers position

Buying on

## Heating

Gas fired central heating

## Council Tax

Band C - Test Valley Borough Council

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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