



9 Moat Close

Holbury, Southampton

- THREE BEDROOM HOUSE
- LOUNGE /DINER
- MODERN KITCHEN
- BATHROOM

Asking Price Of - £289,000

EPC Rating

D





Property Description

ENTRANCE HALL 7' 2" x 5' 4" (2.18m x 1.63m)
Entrance porch, accessed through a stylish UPVC half double glazed door, sets the scene for the inviting interior beyond. The porch features oak laminate wood-effect flooring, ensuring a warm and contemporary arrival every day. Practicality abounds with direct access to the integral garage-perfect for additional storage or convenient parking. Another door leads through to the spacious lounge, offering a seamless flow into the main living area.

LOUNGE/DINER 23' 7" x 10' 2" (7.19m x 3.1m) An impressively spacious lounge and dining area, flooded with natural light from a large front aspect UPVC double-glazed window. The welcoming ambience is enhanced by beige carpet and a classic feature fireplace complete with an electric fire-creating the



perfect space to unwind or entertain.

Rear patio doors open directly into a delightful conservatory, offering an elegant transition between indoor and outdoor living, ideal for relaxing mornings or tranquil evenings overlooking the garden.

KITCHEN 9' 4" x 8' 7" (2.84m x 2.62m) Boasting a beautifully finished, modern kitchen, this home features stylish white floor and wall-mounted cupboards complemented by sleek, dark wood effect worktops and crisp white splashback tiles. Natural light flows in through the UPVC double glazed rear window, highlighting the contemporary ceramic white floor tiles and the practical layout.

There is direct access to the garden via a UPVC half-glazed door-perfect for al fresco dining or weekend relaxation. The kitchen is equipped with a stainless steel sink, a freestanding gas cooker, and a modern extractor fan, with ample space provided for a fridge freezer. An understairs storage cupboard offers convenient extra space, keeping your living area clutter-free.

LANDING A well-appointed landing, featuring a beautiful wooden bannister, plush brown carpet, and easy access to all rooms. Ample loft access and a generously sized storage cupboard provide practicality as well as comfort with Glow worm combi boiler ,

MASTER BEDROOM 11' 1" x 11' 1" (3.38m x 3.38m) Master bedroom, designed with comfort and style in mind. The room features a rear aspect UPVC double glazed window, allowing natural light to pour in while maintaining excellent energy efficiency and warmth. Tasteful brown carpet provides a soft, welcoming touch underfoot, complementing the neutral décor throughout. A modern radiator ensures the master bedroom maintains a cosy atmosphere throughout the seasons.

BEDROOM TWO 11' 6" x 10' 0" (3.51m x 3.05m) Offering a light and airy second bedroom, superbly appointed with a modern UPVC double glazed window to the front aspect, allowing for an abundance of natural light. Within, a warm brown carpet underfoot adds both comfort and warmth, complemented by an efficient radiator, ensuring a welcoming and cosy atmosphere year-round.



BEDROOM THREE 9' 0" x 6' 11" (2.74m x 2.11m)
Third bedroom is highlighted by a stylish front aspect UPVC double-glazed window, allowing natural light to flood the space and enhancing its inviting atmosphere. The room is elegantly finished with a cosy brown carpet and a sleek modern radiator, ensuring comfort both in décor and living.

SHOWER ROOM 6' 7" x 5' 1" (2.01m x 1.55m)
Bathroom that perfectly blends practicality with modern style. The spacious shower room enjoys abundant natural light from a rear aspect UPVC double glazed window, contributing to a bright and airy feel.



Step onto elegant oak wood effect laminate flooring that brings warmth and character to the room, complemented by sleek white tiles lining the walls with a crisp, contemporary finish. The corner shower cubicle, fitted with a mains-powered shower, offers an invigorating start to your mornings, while a large pedestal sink and a white heated towel rail add both comfort and convenience.

WC 6' 7" x 2' 3" (2.01m x 0.69m) W.C., featuring elegant oak laminate flooring and a rear aspect UPVC double-glazed window, ensuring a bright and inviting atmosphere. The white toilet system adds a fresh and refined touch, ideal for low-maintenance living.



CONSERVATORY 9' 1" x 8' 2" (2.77m x 2.49m)
Charming UPVC conservatory, cleverly designed with double-glazed windows and finished with plush beige carpeting. Double doors open gracefully, providing seamless access to a lovely rear garden perfect for relaxing or entertaining all year round.

INTEGRAL GARAGE 18' 2" x 8' 4" (5.54m x 2.54m)
Integral garage, which can be accessed directly from the front or through an internal door via the welcoming porch-perfect for bringing in shopping or staying dry on rainy days. Inside, thought has been given to every modern convenience, including plumbing for a washing machine, making day-to-day living effortlessly easy.

PARKING A standout feature of this property is the spacious front drive, offering ample off-street parking for two cars.

REAR GARDEN A generously sized rear garden – perfect for those who appreciate spending time in the fresh air. The front patio creates a welcoming approach, ideal for relaxing after a long day, while the shingled area to the rear contributes charm and practicality, ready for additional seating or a children's play area.

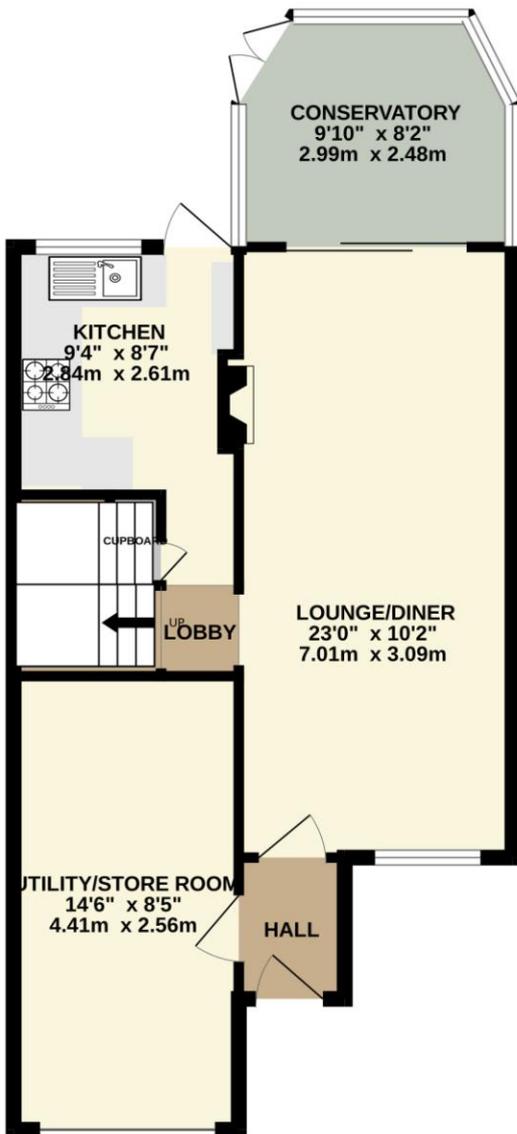
Side access provides seamless entry to the garden, and a useful shed offers convenient storage for tools or bicycles. The spacious garden gives ample room for entertaining guests and can be transformed into an oasis for keen gardeners.

LOCATION AND ADDITION INFORMATION Nestled in the heart of Holbury, this inviting property presents an exciting opportunity for buyers seeking convenience, comfort, and a taste of the coastal lifestyle. Perfectly positioned just moments away from a range of amenities, local shops, and highly regarded schools, this home is ideal for families and professionals alike.

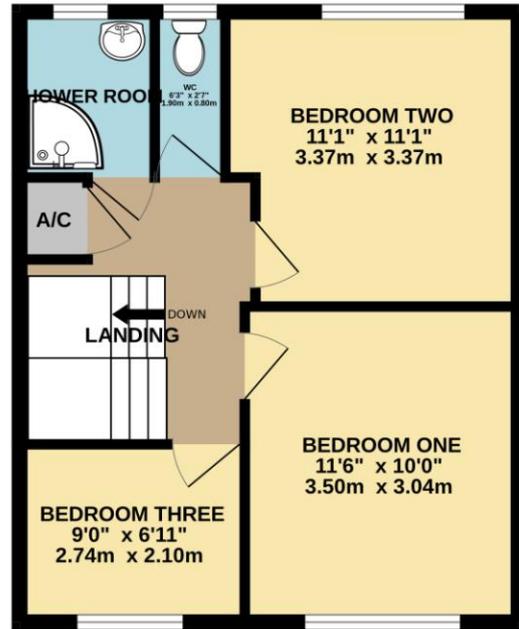
The location benefits from excellent transport links, ensuring easy travel into the surrounding areas and beyond. Nature enthusiasts will be delighted to discover that the stunning expanses of the New Forest National Park are within close reach—a perfect setting for weekend walks, cycling adventures, or unforgettable days out with the family. For those who crave the serenity of the coast, the sandy local beaches offer the chance to relax and unwind by the sea whenever you wish.

With a council tax band of C and an EPC rating of D, this property is as efficient as it is charming. Offered to the market with no forward chain, it promises a smooth and straightforward purchasing process.

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hotspur House
Prospect Place
Hythe
Southampton
Hampshire
SO45 6AU

www.hytheandwaterside.com
darren@hytheandwaterside.com
0238 0845 434

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