



7 Dane Close, Blackfield SO45 1ZY

paul jeffreys



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AN EXTENDED & IMPROVED LINK-DETACHED HOUSE WITH 4 RECEPTION ROOMS (1 WHICH COULD BE USED AS BEDROOM 4)

Gas central heating, plastic fascias/soffits/gutters, ample parking and garage.

ACCOMMODATION

Entrance lobby, cloakroom, lounge, dining room, kitchen, lounge 2, study/bedroom 4, 3 bedrooms, bathroom.

ENTRANCE LOBBY With part glazed UPVC front door, tiled floor, glazed door to lounge, door to:

CLOAKROOM White suite comprising WC, wash hand basin with tiled splashback, chrome heated towel rail, tiled floor, front aspect window.

LOUNGE c.5.13m x 4.17m (16'10" max. x 13'8"). Front aspect window, radiator, mock fireplace, enclosed staircase, glazed double doors to:

DINING ROOM c.3.24m x 2.70m (10'8" x 8'10"). Wood laminate flooring, radiator, arch to kitchen and open access to Lounge 2.

KITCHEN c.3.24m x 2.29m (10'8" x 7'6"). Comprising inset stainless steel single drainer 1.5 bowl sink unit with cupboard below and adjoining worktop with plumbing for automatic washing machine, space and plumbing for dishwasher, range of base units with cupboards and

drawers with worktops above with concealed lighting over, tiled splashbacks, range of wall cupboards, space for fridge/freezer, extractor hood over cooker area, tiled floor.

LOUNGE 2 c.4.67m x 3.03m (15'4" x 9'11"). Rear aspect window, sliding patio door to rear garden, radiator, wood laminate flooring, two wall lights, door to:

STUDY/BEDROOM 4 c.3.26m x 2.76m (10'8" x 9'1"). Wood laminate flooring, radiator, TV point, rear aspect window, door to garage.

LANDING Side aspect window, hatch to loft space with drop down ladder, airing cupboard with 'Worcester 28CDI' gas fired combination boiler, further storage cupboard.

BEDROOM 1 c.3.38m x 3.02m (11'1" excl. wardrobes x 9'11"). Rear aspect window, radiator, full width built in wardrobe with 3 sliding doors, TV point.

BEDROOM 2 c.3.50m x 2.80m (11'6" x 9'2"). Front aspect window, radiator.

BEDROOM 3 c.2.68m x 2.23m (8'9" x 7'4"). Front aspect window, radiator.

BATHROOM White suite comprising panelled bath with fully tiled surround with 'Triton' shower over, glass shower screen, pedestal wash hand basin, close coupled WC, chrome heated towel rail, wall cupboard with large mirror



with overhead lighting. Rear aspect window.

OUTSIDE FRONT GARDEN: Of open plan design being laid to lawn with flower and shrub beds with block paved drive giving parking for approximately three vehicles. The driveway leads to GARAGE c.5.23m x 2.44m (17'2" x 8'7") with power and light and personal door to Study/Bedroom 4. Side pedestrian access to REAR GARDEN: Fully fenced with paved patio, laid to lawn with flower and shrub beds, outside tap.

COUNCIL TAX BAND 'D' – payable 2017/18 - £1,639.05.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 117 sq. metres (1258.8 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via Fawley Road and on reaching the Hardley roundabout proceed across into Long Lane and pass through Holbury to the mini roundabout. Take 2nd exit and pass through the traffic lights, through the centre of Blackfield and just after the Graham Norris Business Centre on the left turn left into Walkers Lane North. Follow the right hand bend and take 3rd turning on the left into Saxon Road, follow this round the right hand bend taking 2nd right into Dane Close. Follow Dane Close round to the left and the property will be found in the left hand corner, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

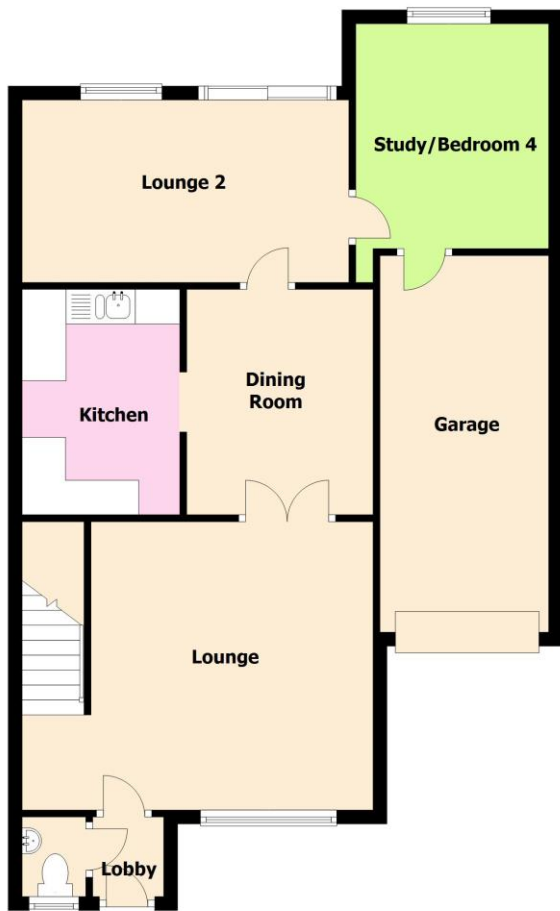
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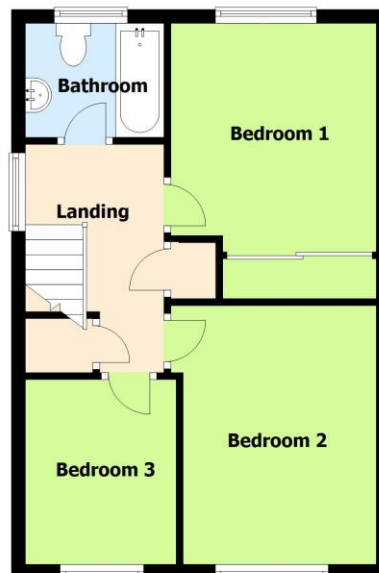
Ground Floor

Approx. 77.3 sq. metres (831.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 117.0 sq. metres (1258.8 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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