



25 Curlew Drive  
Hythe

paul jeffreys

# 25 Curlew Drive

Hythe | SO45 3GB

Southampton – 15 miles, Hythe village – 1 mile,  
Beaulieu Heath – 1 mile, M27 – 10 miles  
(distances are approximate)

A much improved and extended  
detached family house on good sized  
plot within short walk of  
Southampton Water

£429,950

Newly refitted bathroom, spacious kitchen/  
breakfast room, 4/5 bedrooms, rainwater  
harvesting system, large front garden with ample  
parking, gas central heating, Danish 'alu-clad'  
natural pine double glazed windows (externally  
clad with aluminium so no maintenance) and  
doors. NO CHAIN.



## ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room,  
study, kitchen/breakfast room, 4 bedrooms, en  
suite shower room, family bathroom

**ENTRANCE HALL** Part glazed front door with glazed  
side screen, smooth plastered ceiling, tiled flooring,  
radiator, storage cupboard with built in storage unit.

**LOUNGE** c.5.43m x 3.66m (17'10" x 12'). Large full  
height front aspect window, radiator, TV point, stairs,  
part glazed double doors to:

**DINING ROOM** c.3.66m x 2.52m (12' x 8'3"). Double  
radiator, wide double glazed patio door with two full  
height fixed panels leading to rear garden.

**LOBBY** This approached from the foot of the stairs  
with 'Worcester Green Star' boiler, rear aspect  
window, door to:

**CLOAKROOM** White suite comprising WC, wash hand  
basin with cupboard below, UPVC double glazed side  
aspect window.

**STUDY/BEDROOM 5** c.2.89m x 2.11m (9'6" x 6'11").  
Full height front aspect window, wood laminate  
flooring, radiator, further glazed panel to porch.

**KITCHEN/BREAKFAST ROOM** c.5.03m x 3.35m (16'6"  
x 11'). Range of cream units comprising twin bowl  
stainless steel sink unit with cupboard below and  
adjoining worktops with space & plumbing for  
dishwasher and space & plumbing for automatic  
washing machine. Range of base units with  
cupboards and drawers with worktops above and tiled  
splashbacks, range of wall cupboards including glass  
fronted cupboards, wide recess for fridge/freezer, tall  
pull out storage unit, radiator, tiled floor, one fully tiled  
wall, extractor fan, Velux roof light, rear aspect  
window, part glazed door to rear garden.

**LANDING** Hatch to loft space.

**BEDROOM 1** c.3.27m x 3.02m (10'9" x 9'11"). Large  
built in walk-in wardrobe, access to eaves storage,  
radiator, side aspect window, door to:

**EN SUITE** White suite comprising fully tiled shower cubicle with 'Aqualisa' shower with sliding door, close coupled WC, wash hand basin with cupboards below, chrome heated towel rail, shaver sockets, rear aspect window.

**BEDROOM 2** c.3.66m x 3.30m (12' x 10'10"). Radiator, airing cupboard with lagged tank, wide front aspect window.

**BEDROOM 3** c.3.66m x 2.44m (12' x 8'). Radiator, wide rear aspect window.

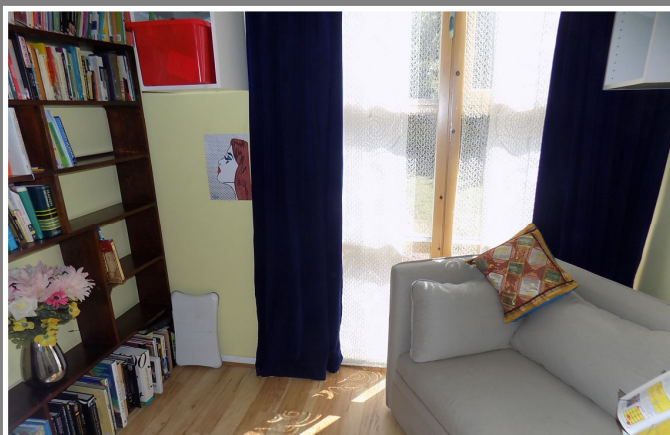
**BEDROOM 4** c.2.92m x 2.55m (9'7" x 8'4" measurements excl. recess). Radiator, side aspect Velux window and front aspect window.

**BATHROOM** Having recently been completely refitted with white suite comprising panelled bath with shower over with glass shower screen, wash hand basin, WC, heated towel rail, fully tiled walls, UPVC double glazed side aspect window.

**OUTSIDE FRONT:** Of very good depth with large lawned area with mature shrubs and trees to the front boundary, recently laid gravel driveway with parking for approx. 5 cars leading to the garage, which has a newly installed garage door, which incorporates a pedestrian door, c.6.86m x 2.32m (22'6" x 7'7") with power, light, roof storage, rear window and part glazed door leading to rear garden. There is wide pedestrian access via a wooden gate to one side of the property leading to a side storage area, which then leads to the **REAR GARDEN:** being laid to lawn and having two shingle patio areas. The rear garden is fully fenced with secure gate to Fulmar Drive.

**GROSS SQUARE MEASUREMENTS** 119 sq. metres (1232 sq. feet) approx.

**COUNCIL TAX BAND** 'D'.



**EPC RATING** 'C'.

**TENURE** The agents are advised this property is **FREEHOLD**.

**AGENT'S NOTE** The current owners have had installed a rainwater harvesting system, which is stored in a buried tank in the back garden and supplies the en suite and bathroom toilets and also the washing machine.

**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.

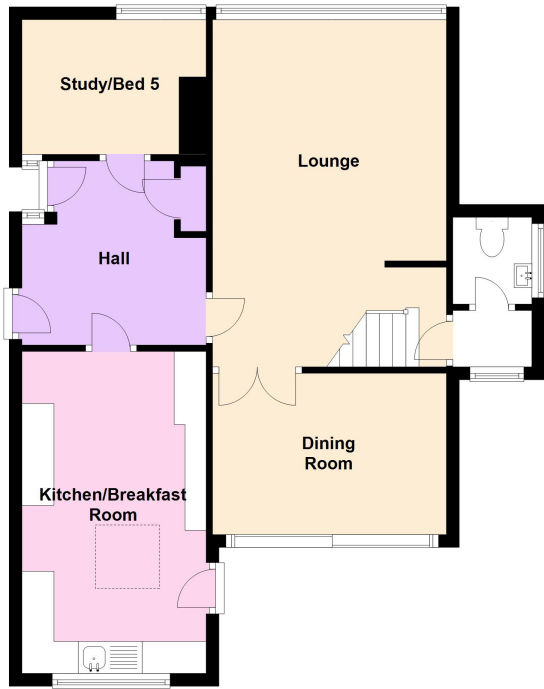
**VIEWING STRICTLY BY APPOINTMENT**

<b>OPEN</b>	<b>Weekdays</b>	<b>9.00am – 6.00pm</b>
	<b>Saturday</b>	<b>9.00am --4.00pm</b>
	<b>Sunday</b>	<b>10.00am – 3.00pm</b>

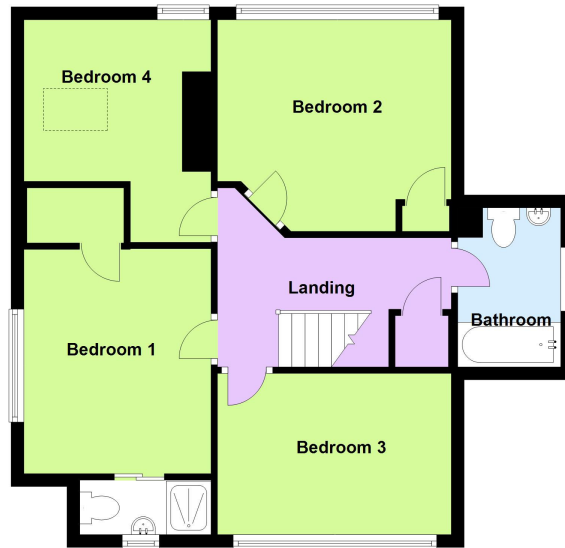
**PMD/HC/07.18**

**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.

Ground Floor



First Floor



**DIRECTIONS** From our office in Hythe proceed via St. John's Street and bear left into Shore Road. Follow the road around the right hand bend over the level crossing into Frost Lane and after a short way turn right into Fulmar Drive. Take 1<sup>st</sup> left into Curlew Drive and continue to the end bearing right into Curlew Drive, follow the road round the right hand bend and the property will be found in front of you, indicated by our For Sale board.

**paul jeffreys**

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