



4 Fulmar Drive, Hythe SO45 3GF

paul jeffreys



4 Fulmar Drive, Hythe

A SUBSTANTIALLY IMPROVED AND ENLARGED HOUSE WITHIN A SHORT WALK OF SOUTHAMPTON WATER. Gas central heating, double glazing, refitted shower room and bathroom, 19'2" x 16'5" (5.79m x 5.02m) large double garage, fully insulated gym/office space.

ACCOMMODATION

Entrance hall, shower room, open plan dining space, kitchen, lounge, study/bedroom 4, conservatory, 3 bedrooms, bathroom, gym/office.

ENTRANCE HALL UPVC glazed front door, meter cupboard, coat cupboard, radiator and sliding doors to conservatory. Spiral staircase.

SHOWER ROOM WC, wash hand basin, shower cubicle with glass door with electric power shower overhead, recessed downlighters, heater and extractor fan.

LOUNGE c.5.83m x 3.18m (19'2" x 10'5"). Fireplace with gas fire and wooden surround, radiator, TV point and patio doors to conservatory.

KITCHEN c.3.29m x 2.65m (10'9" x 8'8"). Solid oak range of base units with cupboards and drawers, built-in 'Beko' dishwasher, 'Bosch' fridge/freezer and 'Bosch' built-in oven, space and plumbing for automatic washing machine, stainless steel 1.5 bowl sink unit, laminate 'Wilson Art' worktop, five ring gas hob with stainless steel extractor hood above and tiled splash backs. Range of

wall cupboards, 'Velux' window, tiled flooring and front aspect window.

DINING AREA c.2.79m x 2.34m (9'2" x 7'8"). Radiator.

BEDROOM 4/STUDY c.2.74m x 2.34m (9' x 7'8"). Radiator and rear aspect window.

CONSERVATORY c.7.00m x 2.20m (23' x 7'3"). Small utility area with space for tumble dryer and small worktop. Two radiators, UPVC French doors to rear and tiled flooring.

LANDING Rear aspect window.

BEDROOM 1 c.5.45m x 3.13m (17'11' x 10'3"). Radiator, airing cupboard, recessed downlighters, hatch to loft space and rear and front aspect windows.

BEDROOM 2 c.3.25m x 2.48m (10'8" x 8'2"). Radiator, hatch to loft space and rear aspect window.

BEDROOM 3 c.2.49m x 2.08m (8'2" x 6'10"). Radiator and rear aspect window.

BATHROOM Panelled bath with mixer tap and electric shower overhead and glass door. WC with concealed cistern, wash hand basin in vanity unit, chrome heated towel rail, extractor fan, recessed downlighters and rear aspect window.



OUTSIDE

REAR GARDEN: Raised patio area, lawned area, raised flower beds with shrubs, garden tap, access to double garage (19'2" x 16'5") and fully insulated gym/office. Access through double garage to bike store/original single garage.

FRONT GARDEN: Lawned area, shingled area, large area with shrubs and outside tap.

COUNCIL TAX BAND tbc

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 108.6 sq. metres (1,168.7 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

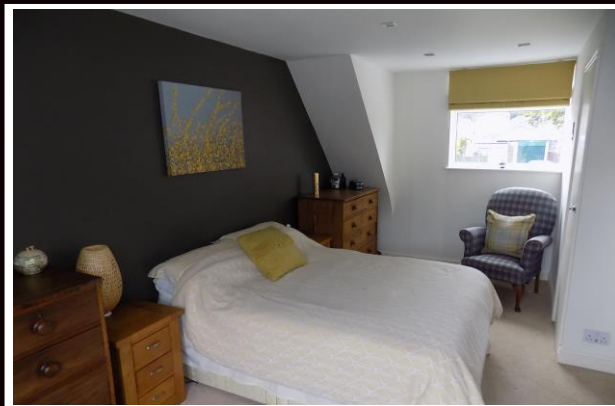
NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via New Road and continue up onto Langdown Lawn taking the second turning left into Deerleap Way. Continue for a short way and take the third left into Furzey Avenue and continue round which turns into Fulmar Drive and the property will be found on the left hand side just after Gannet Close.

VIEWING STRICTLY BY APPOINTMENT

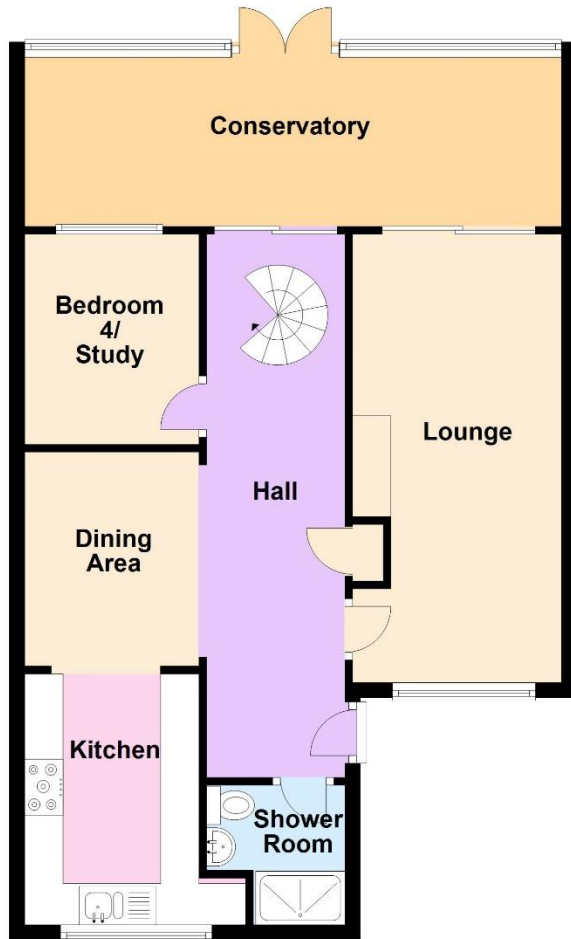
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/TW/10.18





Ground Floor



First Floor



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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