



26 Holbury Drove, Holbury SO45 2NF

paul jeffreys





## 26 Holbury Drive, Holbury

### A MUCH IMPROVED & EXTENDED SUPERBLY PRESENTED SEMI-DETACHED CHALET

With ample parking with space for caravan/boat, studio/office in rear garden

#### ACCOMMODATION

Galleried entrance hall with vaulted ceiling, double aspect lounge/diner, superb kitchen/dining room, 3 bedrooms, refitted bathroom, utility room, walk-in store cupboard

**GALLERIED HALL** UPVC front door with adjoining side aspect window, staircase, double radiator, vaulted ceiling, doors to lounge/diner and bedroom 2 and access to:

**INNER HALL** With heating control with large walk-in storage cupboard.

**LOUNGE/DINER** c.6.76m x 4.29m to 2.49 (22'7" x 14'1" to 10'2"). Two front aspect windows, glazed double French doors to rear garden, smooth plastered ceiling, two radiators, white oak laminate flooring.

**BEDROOM 2** c.3.63m x 2.86m (11'11" x 9'5"). Front aspect bay window, coved ceiling, double radiator.

**BEDROOM 3** c.2.77m x 2.00m (9'1" x 6'7"). Side aspect window, radiator.

**KITCHEN/DINING ROOM** c.5.63m x 4.14m to 2.80m (18'6" x 13'7" to 9'2"). Having been completely refitted

with range of cream Shaker style units comprising white enamel single drainer sink unit with cupboards below and adjoining worktop with space & plumbing for dishwasher and space for fridge. Extensive range of base units with cupboards and drawers with worktops above, range of wall cupboards, tall pull-out racked storage unit. 'Stoves' stainless steel gas 7-burner cooker with two ovens, grill and plate warmer, splashback and extractor hood over. Space for American style fridge/freezer, double radiator, TV point, smooth plastered ceiling with recessed downlighters, rear and side aspect windows, glazed double French doors leading to rear garden.

**UTILITY ROOM** c.2.17m x 1.53m (7'1" x 5'). Inset single drainer sink unit with two cupboards below and space & plumbing for automatic washing machine, tiled splashbacks, recently installed 'Glow-Worm' gas fired combination boiler, extractor fan, side aspect window.

**BATHROOM** Having been refitted with fully tiled walls with white suite comprising pea shaped shower-bath with curved shower screen and shower over, WC with concealed cistern, recessed under long storage shelf, wash hand basin in vanity unit with cupboards below and range of wall cupboards above with central mirror with lights over, extractor fan, smooth plastered ceiling with recessed downlighters, side aspect window.

**LANDING** Small door to eaves storage.



BEDROOM 1 c.4.24m x 3.91m (13'11" x 12'10"). Front aspect Velux window, rear aspect window, double radiator, access to eaves storage.

OUTSIDE – FRONT GARDEN: Completely laid with block paving, giving ample parking facilities for 5/6 vehicles including caravan or boat. The driveway continues alongside the property through double gates to a CARPORT with access to the REAR GARDEN: which measures in excess of 70' (21.34m) approx. L shaped block paved patio leading to further paved patio area and small decked area. There is a raised artificial grass area and fish pond. This area is bordered by shingle area which extends to the rear corner of the garden. There is a larger decked area to the rear of the garden, with pergola. STUDIO/OFFICE c.5.28m x 2.84m (17'4" x 9'4"). Of timber construction with power and light, bar, glazed double doors to rear garden. There is a shed and a store with canopy adjoining the studio/office.

COUNCIL TAX BAND 'D' – payable 2018/19 - £1,729.95.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 114.9 sq. metres (1,236 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 continuing up onto Langdown Lawn and fork left before the Hospital into Fawley Road. On reaching the Hardley roundabout take 2<sup>nd</sup> exit into Long Lane and 3<sup>rd</sup> turning right into Holbury Drove and the property will be found a short way along on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

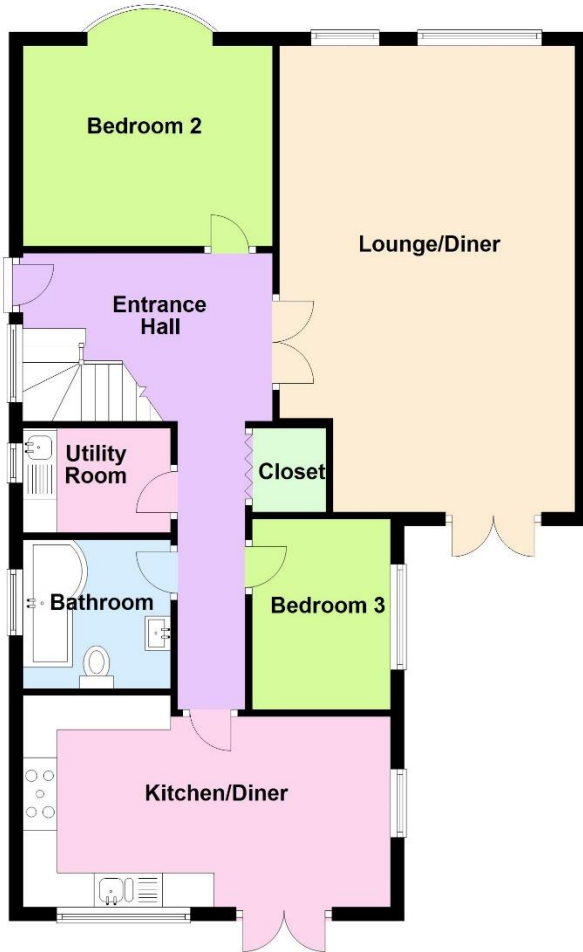
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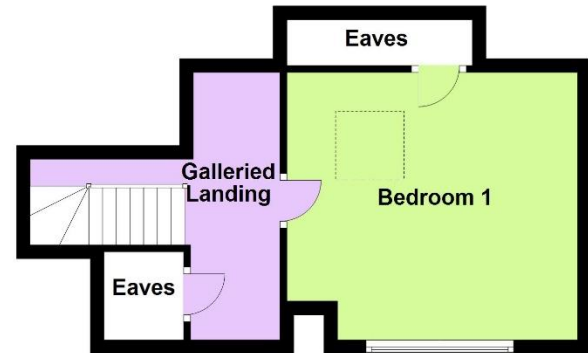




## Ground Floor



## 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.

independent estate agents

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