



Darena, The Drove, Blackfield SO45 1XB

paul jeffreys



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A 3 BEDROOM SEMI-DETACHED HOUSE WITHIN SHORT WALK OF OPEN FOREST

Large garage, driveway, gas central heating, double glazing, short walk of Blackfield village centre, good sized garden

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, conservatory, 3 bedrooms, bathroom

ENTRANCE HALL UPVC part glazed front door with glazed side panel, radiator, understairs cupboard, door to:

LOUNGE/DINER c.6.78m x 3.37m narrowing to 2.37m (22'3" x 11'1" narrowing to 7'9"). Gas fire with brick surround, TV point, radiator, front aspect window, rear patio doors to conservatory.

KITCHEN c.2.71m x 2.14m (8'9" x 7'). Range of base units with cupboards and drawers, space for small fridge, space for dishwasher, built in oven, worktop space, gas hob with extractor fan above, tiled splashbacks, stainless steel sink unit, range of wall cupboards, tiled flooring, rear aspect window, door to:

CONSERVATORY Brick construction with Polycarbonate roof, Small heater, telephone point, radiator, two rear aspect windows, French doors to garden.

LANDING Side aspect window, access to roof space.

BEDROOM 1 c.3.71m x 2.95m (12'2" x 9'8"). Radiator, built in wardrobes & dressing table, front aspect window.

BEDROOM 2 c.2.70m x 2.36m min. excl. wardrobes (8'10" x 7'9"). Radiator, built in wardrobes & cupboards, rear aspect window.

BEDROOM 3 c.2.27m x 2.11m (7'5" x 6'11"). Radiator, built in cupboards, front aspect window.

OUTSIDE – FRONT GARDEN: Small wooden gate to driveway, access to large garage, small lawned area, mature shrubbery. **REAR GARDEN:** Garden shed, mostly laid to lawn, shrub beds with mature shrubbery, ornamental fish pond.

COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 76.2 sq. metres (841.2 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 Langdown Lawn forking left before the Hospital into Fawley Road. On reaching the roundabout take 2nd exit into Long Lane, pass through Holbury and on reaching the roundabout take 2nd exit signposted Blackfield and proceed through the traffic lights. Continue through Blackfield and just as you pass Sainsburys turn right into Exbury Road and 2nd right into The Drove where the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

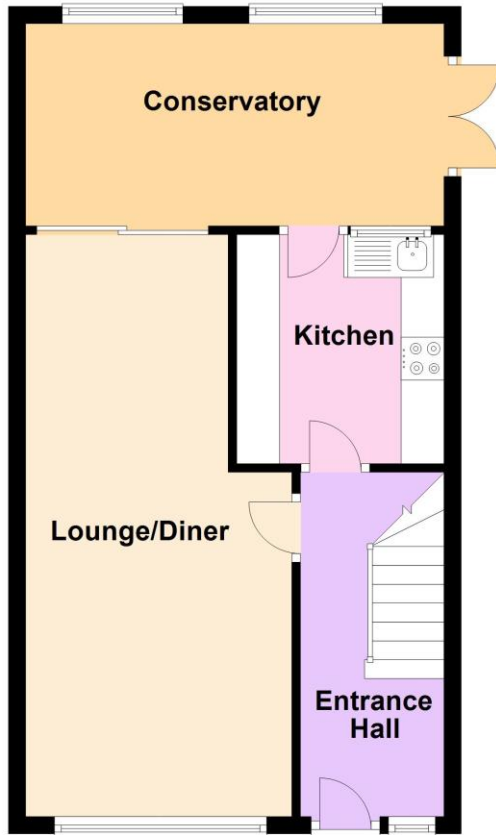
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

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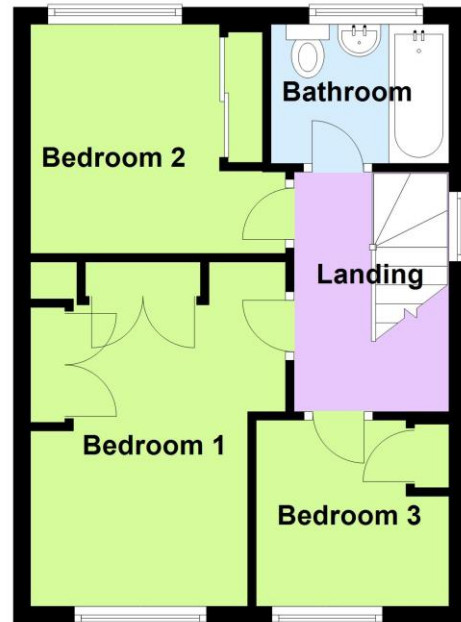




Ground Floor



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.

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