



1 Buttercup Close, Hythe SO45 3NT

paul jeffreys



1 Buttercup Close, Hythe

A 3 BED LINK-DETACHED FAMILY HOUSE
IN POPULAR LOCATION, WITH ATTRACTIVE GARDEN

Garage & driveway parking for 2 cars,
gas central heating, double glazing, conservatory,
refitted kitchen, smooth plastered ceilings downstairs

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining area, kitchen,
conservatory, 3 bedrooms, en suite,
en suite/family bathroom

ENTRANCE HALL Front door, radiator, house alarm,
telephone point, wood effect laminate flooring, side
aspect window, door to:

CLOAKROOM WC, wash hand basin, radiator, front
aspect window.

LOUNGE c.4.57m x 3.37m (15' x 11'1"). Radiator, TV
point, wall mounted electric fire, bay window, side aspect
window, opening to:

DINING AREA c.3.17m x 3.07m (10'5" x 10'1"). Radiator,
telephone point, side aspect window, patio doors to:

CONSERVATORY c.2.90m x 2.67m (9'6" x 8'9"). Part
brick built UPVC double glazed construction with French
doors to rear, tiled flooring.

KITCHEN c.3.82m x 2.67m (12'6" x 8'9"). Recently refitted
with range of base units with cupboards and drawers,
space for automatic washing machine, space for
dishwasher, space for fridge/freezer, built in 'Electrolux'
oven & grill and stainless steel 'Neff' gas hob with 'Neff'
stainless steel extractor over, stainless steel sink unit,
worktops, range of wall cupboards, 'Worcester' boiler,
recessed downlighters, understairs cupboard, part glazed
door to side, UPVC rear aspect window.

LANDING Hatch to part boarded loft, radiator, side aspect
window.

BEDROOM 1 c.3.37m x 2.87m (11'1" x 9'5"). Radiator,
built in sliding doors wardrobe, front aspect window, door
to:

EN SUITE WC, wash hand basin in vanity unit, corner
shower cubicle with glass sliding door, recessed
downlighters, fully tiled walls.

BEDROOM 2 c.3.57m x 3.22m (11'9" x 10'7"). Radiator,
built in sliding doors wardrobe, built in cupboard, side and
rear aspect windows, door to:

EN SUITE/FAMILY BATHROOM Panelled bath with shower
over, fully tiled walls, WC with concealed cistern, wash
hand basin in vanity unit, chrome heated towel rail, tiled
flooring, rear aspect window.



AGENT'S NOTE The above en suite was originally the bathroom and a door could easily be recreated from the landing to create a separate bathroom, rather than an en suite.

BEDROOM 3 c.2.87m x 2.47m (9'5" x 8'1"). Radiator, cupboard housing hot water tank, front aspect window.

OUTSIDE FRONT – Block paved driveway with parking for two cars leading to **GARAGE** with power & light, hedge to front and small lawned area. **REAR** – Patio area, good sized laid to lawn area, mature shrubbery and trees, hedge to rear, spacious area to side with large garden shed and gate to front, shrub beds, side door leading to garage.

COUNCIL TAX BAND 'D' – payable 2019/20 - £1,780.93.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 99.9 sq. metres (1,075.8 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 New Road continuing up onto Langdown Lawn, fork left before the hospital into Fawley Road and proceed to the top of the hill. Turn left into Buttercup Close and the property will be found immediately 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

MJD/HC/04.19





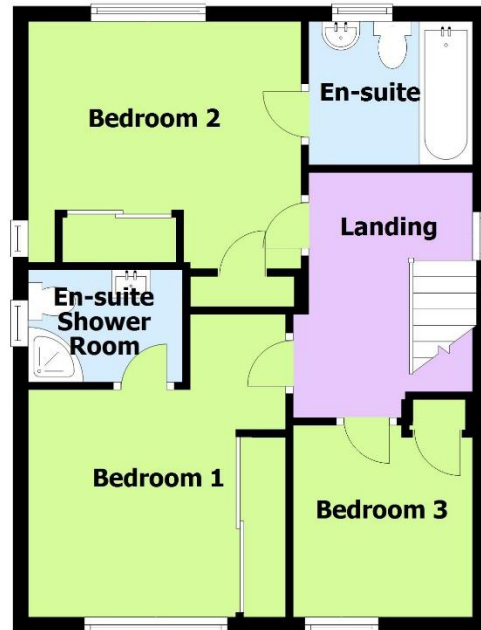
Ground Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 99.9 sq. metres (1075.8 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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