



11 Ivor Close, Holbury SO45 2NY

paul jeffreys



## 11 Ivor Close, Holbury

A DECEPTIVELY SPACIOUS EXTENDED 4 BEDROOM DETACHED BUNGALOW ON LARGE PLOT WITH AMPLE PARKING FOR CARAVAN/BOAT & MANY VEHICLES TOGETHER WITH LARGE DOUBLE DETACHED CAVITY BRICK CONSTRUCTED GARAGE WITH ROOMS ABOVE

### ACCOMMODATION

Lounge, dining room, kitchen/breakfast room, 4 bedrooms, en-suite shower room, family bathroom.

**KITCHEN/BREAKFAST ROOM** c.6.33m x 2.78m (20'9" x 9'2"). Comprising inset 1.5 bowl single drainer sink unit with cupboard below & integrated dishwasher, integrated washing machine, integrated fridge & freezer. Range of base units with cupboards & drawers with worktops above, range of wall cupboards, wine chiller, "Stoves" stainless steel gas hob with stainless steel extractor hood, 2 "Stoves" electric ovens, breakfast bar, concealed lighting, cupboard housing "Worcester" combination boiler, radiator, side aspect window, half glazed door to drive. Door to Inner Hall, door to lounge & square arch to:

**DINING ROOM** c.3.17m x 3.15m (10'5" x 10'4"). Double radiator, smooth plastered ceiling, side aspect window.

**LOUNGE** c.6.18m x 3.99m (20'3" x 13'1"). Radiator, inset electric fire, rear aspect window, smooth plastered ceiling, glazed double doors to rear garden.

INNER HALL door to:.

**BEDROOM 1** c.3.72m x 3.23m (12'2" x 10'7"). Built-in double wardrobe with mirrored sliding doors, double radiator, front aspect bay window, door to: EN-SUITE comprising enclosed shower cubicle with plumbed-in shower, wash hand basin, close coupled w.c. fully tiled walls, chrome heated towel rail, smooth plastered ceiling, recessed downlighters, side aspect window.

**BEDROOM 2** c.4.08m x 3.17m (13'4" x 10'5"). Radiator, built-in wardrobes, side aspect window.

**BEDROOM 3** c.3.36m x 2.75m (11' x 9') Radiator, front aspect window.

**BEDROOM 4** c. 2.79m x 2.75m (9'1" x 9' min) Built-in double wardrobe, double radiator, side aspect window.

**BATHROOM** White suite with fully tiled walls, comprising P shaped bath with plumbed-in shower over, w.c. with concealed cistern, wash hand basin & vanity unit, adjoining glass fronted storage cupboards, hatch to loft space, chrome heated towel rail, tiled floor, side aspect window.

**OUTSIDE – FRONT GARDEN** Driveway with parking for 2 cars, further shingle area with additional parking. At the end of the drive you proceed through double wooden gates to a further driveway with parking for 4/5 vehicles including caravan.



This gives open access to the rear garden. Detached garage c. 9.5m x 5.49m (31'x18') with twin electric roller garage doors, 2 windows, half glazed door to REAR GARDEN, door leading to stairs leading to 1st floor room in the roof with 2 Velux side windows measuring approx. 14' x 14' (restricted head room) There is a door leading through to a further loft area. Upstairs could be enlarged by the installation of a Dormer window.

**REAR GARDEN** Of excellent size with large curved patio with shower & external power point, large lawned area with well stocked raised flower & shrub beds. Gate leading to fenced off area at rear of garage ideal for storage. To the other side of the property is a wide side area, also a covered area which currently houses a hot tub (not included) & there is also a further storage area.

**COUNCIL TAX BAND** 'D' – Payable 2020/21 - £1872.80p.

**EPC RATING** tbc

**GROSS SQUARE MEASUREMENTS** 112.6 sq. metres (1212.1 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.

**NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.**

**DIRECTIONS** Leave Hythe via New Road & on reaching the junction with Langdown Lawn continue along this road forking left into Fawley Road. On reaching the Hardley roundabout take the 2<sup>nd</sup> left into Long Lane, in a short way turn right into Southbourne Avenue. Ivor Close will be found on the 1<sup>st</sup> left & proceed to the "T" turning left & the property will be found at the head of the close.

**VIEWING STRICTLY BY APPOINTMENT**

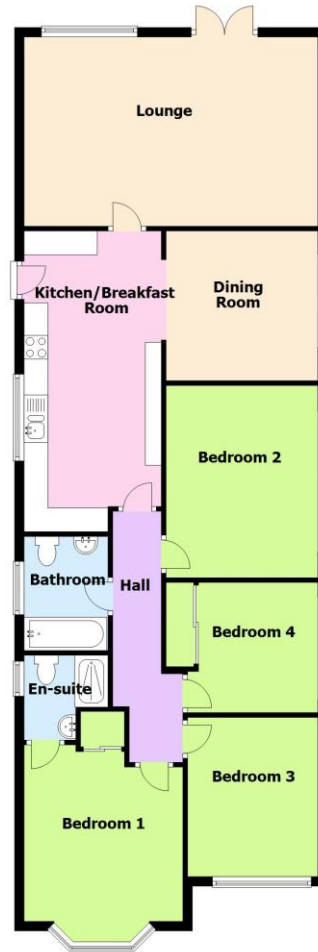
<b>OPEN</b>	<b>Weekdays</b>	9.00am – 6.00pm
	<b>Saturday</b>	9.00am – 4.00pm
	<b>Sunday</b>	10.00am – 3.00pm





## Ground Floor

Approx. 112.6 sq. metres (1212.1 sq. feet)



Total area: approx. 112.6 sq. metres (1212.1 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.

independent estate agents

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