



10 Laurel Close,  
Hythe

paul jeffreys



# 10 Laurel Close, Hythe | SO45 5EN

Southampton – 12 miles, Lymington – 10 miles, M27 – 9 miles  
(distances are approximate)

A completely refurbished & improved  
4 bedroom detached chalet bungalow  
with balcony views over Southampton  
Water

£499,950

Gas central heating, double glazing, large garage,  
driveway with ample parking, attractive garden  
with decked area.

## ACCOMMODATION

Entrance hall, lounge, kitchen/diner, utility room,  
4 bedrooms, attic room/study, bathroom, shower room

**ENTRANCE HALL** UPVC glazed front door with glazed side panels, recessed downlighters, radiator, door to:

**KITCHEN/BREAKFAST ROOM** c.5.54m x 3.05m (18'2" x 10'). Range of base units with cupboards and drawers, 'Smeg' fridge/freezer, dishwasher, oven, microwave, electric induction hob with stainless steel extractor fan over, 'Candy' dishwasher, 'Smeg' 1.5 bowl sink unit, range of wall cupboards, underfloor heating, 3 rear aspect windows, radiator, door to:

**UTILITY ROOM** Radiator, space and plumbing for washing machine, 'Glow-Worm' combination boiler (fitted 2 years ago), recessed downlighters, UPVC glazed door to side.

**LOUNGE** c.4.63m x 3.43m (15'2" x 11'3"). Three steps leading up from kitchen, two radiators, recessed downlighters, French doors to decked area with glazed panels and views over Southampton Water.

**SHOWER ROOM** Corner shower cubicle, WC, wash hand basin, recessed downlighters.

**BEDROOM 2** c.4.42m x 3.76m (14'6" x 12'4"). Radiator, front aspect window.

**BEDROOM 3** c.4.17m x 3.48m (13'8" x 11'5"). Radiator, TV point, front aspect window.

**LANDING** Recessed downlighters.

**BEDROOM 1** c.6.86m narrowing to 4.17m x 2.95m (22'6" narrowing to 13'8" x 9'8"). Radiator, built in wardrobe/hanging space, eaves storage, Velux window, recessed downlighters, rear aspect window.

**BEDROOM 4** c.3.18m x 2.13m (10'5" x 7'). Radiator, rear aspect window.

**ATTIC ROOM/STUDY** c.3.56m x 3.35m (11'8" x 11'). Radiator, Velux window.

**BATHROOM** WC, wash hand basin in vanity unit, panelled bath with mixer taps, heated towel rail, extractor fan, Velux window.

## OUTSIDE:

**FRONT GARDEN:** Driveway with ample parking leading to LARGE GARAGE, small wall surrounding, rockery area.

**REAR GARDEN:** Decked balcony with glazed side panels with fantastic views over Southampton Water, secondary decked area to rear of garden, mostly laid to lawn, rear access to garage, shingle side access.



COUNCIL TAX BAND 'D' – payable 2022/23 - £2,012.03.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 134.8 sq. metres  
(1,451.3 sq. feet) approx.

TENURE 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.

VIEWING STRICTLY BY APPOINTMENT

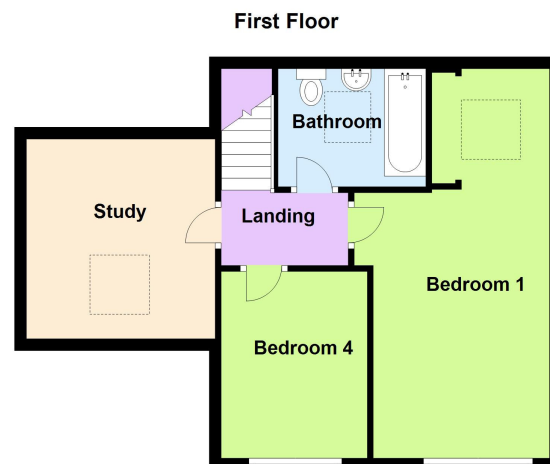
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/05.22



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.





**DIRECTIONS:** Leave Hythe via Jones Lane and follow to the end, at the T junction turn left and immediately right into Hollybank Road. Continue to the end and turn left into Dale Road and immediately right into Lanehays Road, 1<sup>st</sup> right into Sycamore Road and 1<sup>st</sup> right again into Laurel Close and the property will be found towards the end on the right hand side.

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