



28 Saxon Road, Blackfield, SO45 1WY

£389,950

paul jeffreys



An immaculately presented, improved 3 bedroom detached bungalow with ensuite shower room, large double glazed conservatory, good sized rear garden.

ACCOMMODATION

Entrance hall, lounge, kitchen, 3 bedrooms, ensuite shower room, family bathroom, conservatory.

ENTRANCE HALL Part glazed UPVC double glazed front door with glazed side panel, wood effect flooring, telephone point, hatch to loft space with dropdown ladder and light, small cupboard with fuse box, double airing cupboard with Worcester gas fired boiler, radiator with cover, coved smooth plastered ceiling.

LOUNGE c.5.10m x 3.56m (16'9" x 11'8"). Front aspect bow window, wood effect flooring, 2 radiators, marble effect fireplace and hearth, TV point, sliding patio door leading to:

CONSERVATORY c.5.50m x 2.82m (18'1" x 9'3"). Part brick cavity construction with glass roof with wood laminate flooring, 2 radiators, storage cupboard, glazed double doors and glazed single door leading to rear garden.

KITCHEN c.3.51m x 2.12m (11'6" x 6'11"). Fitted with range of white gloss units with white enamel single drainer sink unit with one cupboard below and integrated Siemens washing machine, integrated Siemens dish washer, range of base units with cupboards and drawers

with worktops above and tiled splashbacks, integrated fridge and freezer, range of wall cupboards with 2 glass fronted display cupboards, Hotpoint electric ceramic hob with extractor hood over, Hotpoint electric double oven with cupboards above and below, wine rack, double radiator, spotlights, window and glazed door to conservatory.

BEDROOM 1 c.3.50m x 3.01m (11'6" max but excluding wardrobes x 9'10"). Front aspect window, radiator, telephone point, built in double wardrobe, door to:

ENSUITE Comprising fully tiled shower cubicle with Mira shower, wash hand basin, close coupled WC, recess downlighters, chrome heated towel rail, extractor fan.

BEDROOM 2 c.3.55m x 2.88m (11'7" x 9'5"). Rear aspect window, radiator.

BEDROOM 3 c.2.62m x 2.02m (8'7" x 6'7"). Front aspect window, telephone point, radiator, wood laminate flooring.

SHOWER ROOM Modern suite comprising corner shower cubicle with plumbed in shower with curved double sliding doors, wash hand basin in vanity unit with cupboards, matching wall cupboard, WC with concealed cistern, chrome heated towel rail, extractor fan, recess downlighters, fully tiled walls, side aspect window.



OUTSIDE:

FRONT GARDEN: Of open plan design laid with shingle giving extra 2 parking spaces (we understand there is a reinforced base beneath the shingle), driveway with parking for 2 cars. **ATTACHED GARAGE** with electric up and over door, power and light and door leading to rear garden. Side pedestrian access to the **REAR GARDEN:** Paved patio with pergola with mature climber, lawned area, well stocked flower and shrub beds, small gravel seating area, further paved area in the corner of the garden with small arbour. Timber shed to remain, outside tap. The rear garden is fully enclosed with fencing.

AGENT'S NOTE The solar panels are leased.

COUNCIL TAX BAND 'D' – payable 2023/24 - £2,130.78.

EPC RATING 'B'

GROSS SQUARE MEASUREMENTS 91 sq. metres (987 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 Langdown Lawn, forking left before the hospital into Fawley Road. Reaching the Hardley roundabout take the 2nd exit into Long Lane and proceed through Holbury to the roundabout and take the 2nd exit into Long Copse. Proceed through the traffic lights and into Hampton Lane and through the centre of Blackfield. After the Graham Norris business centre on the left, turn left into Walkers Lane North and after going round the right hand bend, take the 3rd turning on the left hand side into Saxon Road, follow this round the right hand bend and the property will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/SW/08.22





Ground Floor
Approx. 109.4 sq. metres (1177.5 sq. feet)



Total area: approx. 109.4 sq. metres (1177.5 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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023 8084 8555

sales@pauljeffreys.co.uk

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