



4 Great Elms Close, Holbury SO45 2FD

£315,000

paul jeffreys





## 4 Great Elms Close, Holbury

### A 3 BEDROOM LINK-DETACHED HOUSE

With double glazed conservatory, wider than average garage, ample parking, gas central heating, double glazed windows & doors

### ACCOMMODATION

Entrance porch, hall, lounge/dining room, kitchen, conservatory, 3 bedrooms, bathroom

**ENTRANCE PORCH** With part glazed UPVC front door, UPVC windows, glazed door & glazed side panel to:

**ENTRANCE HALL** Staircase with cupboard below, double radiator, doors to:

**LOUNGE/DINER** c.7.17m x 3.48m to 2.87m (23'6" x 11'5" to 9'5"). Front aspect window, UPVC glazed double doors and glazed side panel leading to conservatory, thermostat control, two double radiators, sliding door from dining area leading to:

**KITCHEN** c.3.31m x 2.37m (10'10" x 7'9"). Comprising inset stainless steel single drainer sink unit with one cupboard below and space and plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above and part tiled surround, cupboard housing gas fired boiler, gas hob, housing for microwave, space for fridge/freezer, rear aspect window and half glazed UPVC double glazed door to side of property.

**CONSERVATORY** c.3.12m x 3.12m (10'2" x 10'2"). Of part brick cavity construction with UPVC double glazed windows & doors with glass roof, double doors to rear garden.

**LANDING** Side aspect window, hatch to loft space, cupboard.

**BEDROOM 1** c.3.51m x 2.96m (11'6" x 9'8" excl. built in double wardrobe & excl. door recess). Front aspect window, double radiator, built in double wardrobe.

**BEDROOM 2** c.3.06m x 2.91m (10' x 9'6" excl. built in double wardrobe & door recess). Rear aspect window, built in double wardrobe, double radiator.

**BEDROOM 3** c.2.45m x 2.41m (8' x 7'10"). Front aspect window, double radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap shower attachment over with part tiled walls, wash hand basin, WC, radiator, two rear aspect windows.

### OUTSIDE:

**FRONT GARDEN** Bordered to the front boundary with mature hedging, lawned area, double width block paved drive leading to **GARAGE** with roller electric door, power & light and rear aspect window & half glazed door to rear garden. NB The garage is wider than normal.

**REAR GARDEN** Good sized paved patio, lawned area, flower & shrub beds. The garden is fully enclosed with fencing.



COUNCIL TAX BAND 'D' – payable 2024/25 - £2,232.61.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 88.2 sq. metres (949.9 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE The property has 'sprayfoam' in the loft on the underside of the felt.

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 continuing up onto Langdown Lawn, forking left into Fawley Road. On reaching the Hardley roundabout take 2<sup>nd</sup> exit into Long Lane and take 3<sup>rd</sup> turning right into Holbury Drove. Follow this road almost to the end where it becomes Foxcroft Drive and Great Elms Close will be found as the last turning on the left hand side before Rollestone Road and the property will be found as the 2<sup>nd</sup> property 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/HC/10.23

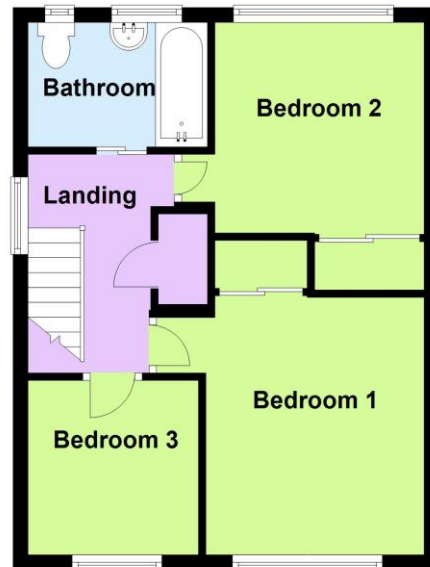




## Ground Floor



## First Floor



Total area: approx. 88.2 sq. metres (949.9 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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