



8 Sycamore Drive, Holbury SO45 2QA

£309,950

paul jeffreys



## 8 Sycamore Drive, Holbury

### AN EXTENDED 3 BED DETACHED BUNGALOW

With kitchen/breakfast room, ample parking including carport, gas central heating with replacement boiler, double glazed windows. NO CHAIN

### ACCOMMODATION

Entrance hall, lounge/diner, kitchen/breakfast room, 3 bedrooms, shower room, conservatory

**ENTRANCE HALL** Glazed front door with glazed side panel, radiator, hatch to loft, coat cupboard and further storage cupboard, heat/thermostat control.

**LOUNGE/DINER** c.6.60m x 2.94m to 2.69m (21'8" x 9'7" to 8'10"). Rear aspect bay window, high level side aspect window, two radiators, wood clad ceiling, wood fire surround, telephone & tv points, two wall lights, sliding patio door to:

**CONSERVATORY** c.2.63m x 2.47m (8'7" x 8'1"). Of UPVC double glazed construction with radiator, tiled floor, sliding patio door to rear garden.

**KITCHEN/BREAKFAST ROOM** c.5.18m x 2.65m to 2.27m (17' x 8'8" to 7'4"). Comprising acrylic 1.5 bowl single drainer sink unit with cupboards below and space & plumbing for automatic washing machine and further appliance. Range of base units with cupboards & drawers with pull-out breakfast bar, worktops over, range of wall cupboards, fully tiled walls, tiled floor, radiator, 'Ideal Logic' gas fired combination boiler, front aspect window, side aspect window, part glazed stable door leading to:

**COVERED SIDEWAY** With part glazed door to front and rear of property.

**BEDROOM 1** c.3.72m x 3.59m (12'2" x 11'9" max. incl. built in wardrobes). Front aspect bay window, range of built in wardrobes with built in chest of drawers, double radiator.

**BEDROOM 2** c.3.08m x 2.67m (10'1" x 8'9"). Radiator, window overlooking conservatory.

**BEDROOM 3** c.2.76m x 2.11m (9' x 6'11"). No radiator, side aspect window.

**SHOWER ROOM** Comprising corner shower cubicle with 'Mira Sport' shower, pedestal wash hand basin, WC, fully tiled walls and floor, chrome heated towel rail, radiator, electric wall heater, side aspect window.

### OUTSIDE

**FRONT GARDEN** Bordered to the front boundary by brick wall, lawned area, flower & shrub beds, 5-bar gate, driveway with parking for 2/3 cars including carport, access to the opposite side of the property to the rear garden via the covered side way with two doors. At the end of the carport there is a door leading through to a timber shed with power & light, with further door leading through to:

**REAR GARDEN** Attractively laid out with paved patio with raised planters, outside tap, pond, vegetable patch, two sheds and greenhouse.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 81.2 sq. metres (873.8 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.

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 1<sup>st</sup> turning right into Lime Kiln Lane. Proceed almost to the end turning left into Sycamore Drive and follow the road round to the left and then right 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/HC/02.24





## Ground Floor



Total area: approx. 81.2 sq. metres (873.8 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.

independent estate agents

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 Paul Jeffreys Estate Agents

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