



5 Dark Lane, Blackfield SO45 1WB

£315,000

paul jeffreys



5 Dark Lane, Blackfield

A THREE BEDROOM DETACHED EXTENDED BUNGALOW IN NEED OF COMPLETE MODERNISATION AND UPDATING. Cloakroom and utility room, spacious lounge/diner, gas central heating*, double glazed windows and doors, level rear garden. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, utility room, cloakroom, 3 bedrooms, bathroom.

ENTRANCE HALL Glazed front door, radiator, hatch to loft, storage cupboard.

LOUNGE/DINER c.7.49m x 3.56m (24'7" x 11'8"). Natural wood flooring, two large Velux windows, three radiators, gas fire, TV point, patio door to rear garden. Part vaulted ceiling with exposed beams leading up to pine panelled open loft area with access through to further panelled loft. Door to:

KITCHEN c.3.35m x 2.62m (11' x 8'7"). Comprising inset stainless steel single drainer one and half bowl sink unit with cupboards below, two base units with cupboards and drawers, electric hob and oven, space below worktop for appliances, range of wall cupboards, fully tiled walls, large Velux window, glazed door to lounge and glazed door to:

UTILITY ROOM c.3.15m x 2.49m (10'4" x 8'2" excluding space for cloakroom). Butler sink, worktop with ample space below and space for automatic washing machine, tiled floor, gas fired boiler, extractor fan, window and glazed door to rear garden, door to:

CLOAKROOM White suite comprising WC, wash hand basin, tiled floor, extractor fan.

BEDROOM 1 c.3.71m x 3.86m (12'2" x 12'8" including wardrobes). Radiator, built in wardrobes with box cupboards above, front aspect window.

BEDROOM 2 c.3.96m x 2.59m (13' x 8'6"). Radiator, front aspect window.

BEDROOM 3 c.2.97m x 2.46m (9'9" x 8'1"). Radiator, airing cupboard with lag tank and immersion. Side aspect window.

OUTSIDE

FRONT GARDEN: Two car drive, the majority of the front garden is laid with shingle, side pedestrian access to the rear garden and driveway leading to the GARAGE with power and light, of above average length with window and part glazed door leading to:

REAR GARDEN: With good sized paved patio with pergola, artificial grass area, raised flower beds, timber shed. Side pedestrian access to front of property. The rear garden is level.

*AGENTS NOTE The boiler is not in working order and will need changing. Therefore, the complete water system has been drained down.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 85.8 sq. metres (923.8 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENTS NOTE The property is subject to the granting of probate which as of the date of these details being prepared, 9th November 2023, has not yet been applied for.

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. Fork left into Fawley Road. On reaching the Hardley roundabout, proceed into Long Lane through Holbury and on reaching the roundabout take the second exit towards Blackfield. Proceed through the traffic lights into Hampton Lane and pass through the centre of Blackfield turning left into Blackfield Road and then take the first turning on the right into Dark Lane. The property will be located approximately 2/3 of the way along 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/11.23





Ground Floor



Total area: approx. 85.8 sq. metres (923.8 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.

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