



34 Lower Mullins Lane
Hythe

paul jeffreys

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Hythe | SO45 5AF

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – short walk (distances are approximate)

An extended 4 bedroom detached house with large kitchen/family/dining room, set in quiet lane, front views over open fields

£649,950

UPVC double glazed windows and doors, gas central heating, en-suite, cloakroom, ample parking and garage, sought after location.



ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/family/dining room, 4 bedrooms, en-suite shower room, family bathroom.

ENTRANCE HALL Part glazed front door, wood flooring, radiator, smooth plastered ceiling, storage cupboard, staircase.

CLOAKROOM Refitted with white suite comprising WC, wash hand basin in vanity unit with tiled splashback, wood flooring, radiator, extractor fan, rear aspect window.

LOUNGE c.5.30m x 3.51m (17'5" x 11'6"). Large front aspect window with views over fields, double radiator, log burner with sandstone surround, smooth plastered ceiling.

KITCHEN/FAMILY/DINING ROOM c.6.76m x 5.28m (22'2" x 17'4"). Inset stainless steel single drainer 1.5 bowl sink unit with cupboards below and adjoining worktop with integrated dishwasher, 'Lamona' 5 burner gas hob with stainless steel extractor hood above. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, tall cupboard housing 'Worcester' gas fired boiler, large unit with central housing for American style fridge/freezer with cupboards to one side and built in 'Bosch' electric oven and 'Bosch' integrated microwave above. Large island unit with cupboards and drawers. NB All worktops are natural wood. Telephone point, 2 double radiators, recessed downlighters, larder cupboard, wood

flooring. The room is triple aspect with 2 opposite side aspect windows, glazed door to side of property and folding 5 door doors, which open up nearly to full width of room to the rear garden. Doorway to:

UTILITY AREA Plumbing for automatic washing machine with worktop above, side aspect window, wood flooring.

LANDING Of good size with area suitable for desk, side aspect window, hatch to loft space, airing cupboard with lagged tank, radiator.

BEDROOM 1 c.4.62m x 3.91m (15'2" x 12'9"). Front and rear aspect windows with the front window having very attractive views over open countryside, double radiator, TV point, door to:

EN-SUITE Comprising corner shower cubicle, WC, pedestal wash hand basin, part tiled walls and tiled floor, extractor fan, chrome heated towel rail, recessed downlighters, side aspect window.

BEDROOM 2 c.5.24m x 2.88m (17'2" x 9'5" min. measurements excl. recess). Two rear aspect windows, radiator.

BEDROOM 3 c.4.32m x 2.94m (14'2" max. incl. recess x 9'7"). Front and side aspect windows, attractive view over open countryside, built in double cupboard, radiator.

BEDROOM 4 c.2.52m x 2.26m (8'5" x 7'5"). Front aspect window, radiator, built in single cupboard.

FAMILY BATHROOM Refitted with white suite comprising P shaped shower-bath with curved shower screen with plumbed in shower, WC with concealed cistern, wash hand basin in vanity unit, chrome heated towel rail, part tiled walls, tiled floor, side aspect window.

OUTSIDE:
FRONT GARDEN: There is driveway with parking overall for 4 vehicles with lawn, flower and shrub beds, driveway leads to GARAGE c.4.78m x 2.65m (15'8" x 8'8") power, light, fitted sink, rear window and part glazed door to rear garden. The garage has extra roof height and has a mezzanine storage area. On the opposite side of the property there is side pedestrian access via a pathed path that extends around to the REAR GARDEN: where there is a good sized paved patio, leading to two lawned areas with well stocked flower and shrub beds with central raised bed, corner covered seating area.

COUNCIL TAX BAND 'E' – payable 2024/25 - £2,726.45.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 149.9 sq. metres (1,613 sq. feet) approx.

TENURE FREEHOLD.

AGENT'S NOTE The original roof structure (not the rear extension) has sprayfoam insulation.

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



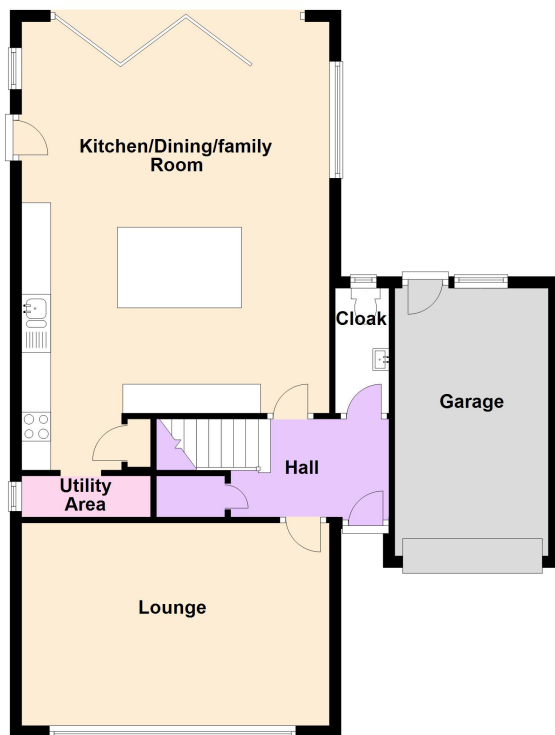
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/07.24

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.

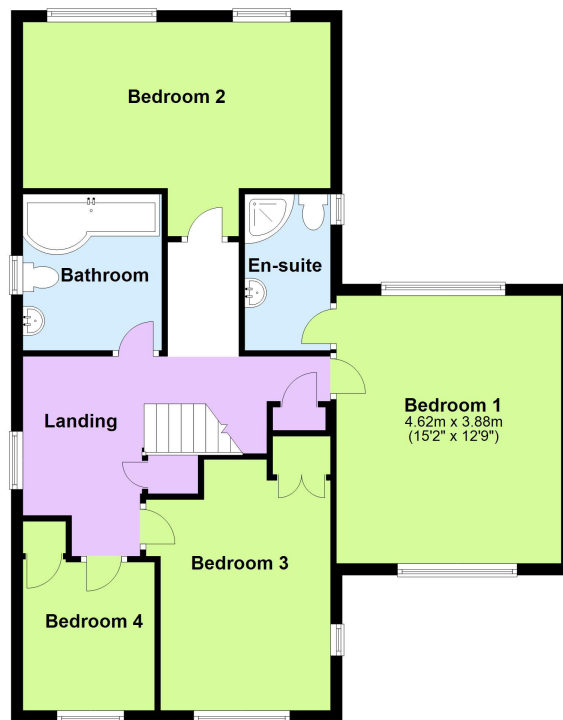
Ground Floor

Approx. 81.1 sq. metres (873.1 sq. feet)



First Floor

Approx. 81.4 sq. metres (876.2 sq. feet)



Total area: approx. 162.5 sq. metres (1749.3 sq. feet)



DIRECTIONS: Leave Hythe via Jones Lane turning right into Southampton Road. After a short while take 1st turning left into Lower Mullins Lane and the property will be found towards the end on the left hand side.

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