



7 Reed Drive
Marchwood

paul jeffreys

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Marchwood | SO40 4YF

Southampton – 10 miles, M27 – 14 miles, Hythe Village – 3 miles, New Forest – 2 miles.
(distances are approximate)

A spacious 4 bedroom detached family house, on a good sized attractive plot with a detached double garage.

£419,950

UPVC tilt 'n' turn double glazed windows, 'Fischer' electric radiators and 'Fischer' electric water heater, refitted kitchen, utility room and double detached garage.



ACCOMMODATION

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

ENTRANCE HALL With replacement part glazed front door with two full height glazed side panels, radiator, staircase.

LOUNGE c.4.50m x 3.56m (14'11" x 11'8"). Radiator, TV point, front aspect window and glazed double doors to:

DINING ROOM c.3.56m x 2.61m (11'8" x 8'6"). Radiator, rear aspect window, door to:

KITCHEN/BREAKFAST ROOM c.3.63m x 2.62m (11'11" x 8'7"). Refitted, comprising inset one and half bowl single drainer sink unit with cupboards and drawers below, adjoining worktop with space and plumbing for dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards. Ceramic hob with extractor hood over, 'Neff' electric double oven with cupboards above and below. Breakfast bar, space for fridge/freezer, tiled floor, rear aspect window and door to:

UTILITY ROOM c.2.60m x 2.54m (8'6" x 8'4"). Comprising inset stainless steel single drainer sink unit with cupboards and drawers below. Adjoining worktop with space and plumbing for automatic washing machine, further worktop

with space for appliances below, wall cupboards, tiled floor, understairs storage cupboard, side aspect window, door to hall and double glazed door to rear garden.

LANDING Former airing cupboard, radiator and hatch to loft space.

BEDROOM 1 c.4.63m x 2.62m (15'2" x 8'7"). Range of wardrobes, radiator and front aspect window, door to:

EN-SUITE Comprising fully tiled shower cubicle with 'Mira' plumbed in shower, WC, pedestal wash hand basin, shaver socket and rear aspect window.

BEDROOM 2 c.4.02m x 2.59m (13'2" x 8'6"). Built in double wardrobe, radiator, front aspect window.

BEDROOM 3 c.3.19m x 3.11m (10'5" x 10'2" max measurement as room is 'L' shaped). Radiator and rear aspect window.

BEDROOM 4 c.2.72m x 1.85m (8'11" x 6'1" measurements include stairwell box). Radiator and front aspect window.

BATHROOM White suite comprising pedestal wash hand basin, WC, panelled bath with part tiled surround and rear aspect window.

OUTSIDE:

FRONT GARDEN: Bordered to the front boundary by picket fencing with mature shrubs and bushes, lawned area which extends slightly around the side of the property. Driveway with parking for two cars leading to the **DETACHED DOUBLE GARGAE** with twin doors, roof storage, power and light, rear aspect window and door to rear garden. There is pedestrian access to the:

REAR GARDEN: which is of triangular shape and of good size being extremely well laid out, being laid to lawn with well stocked flower and shrub beds, two paved patios and summer house. Vegetable plot to the side area of garden.

COUNCIL TAX BAND 'D' – payable 2024/25 - £2,236.09

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 104.1 sq. metres (1,120.6 sq. feet) approx.

TENURE 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.

VIEWING STRICTLY BY APPOINTMENT

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

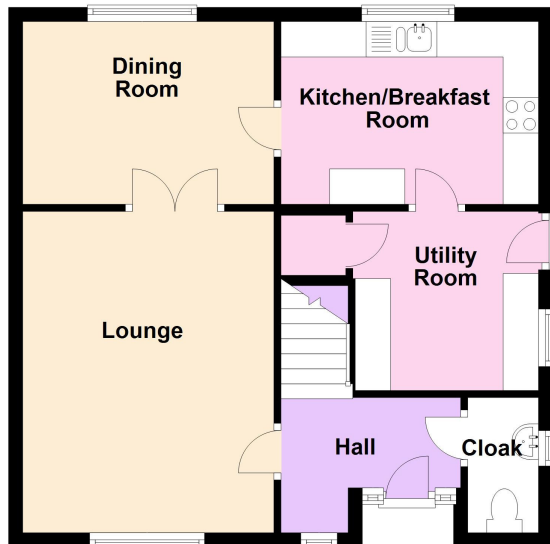
MJD/SW/09.24



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.

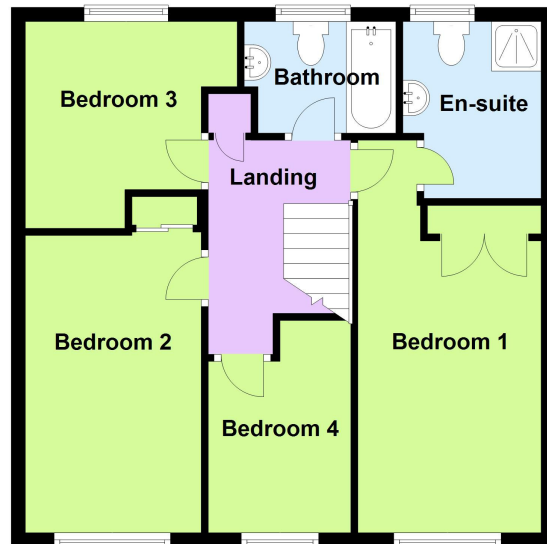
Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.1 sq. feet)



Total area: approx. 104.1 sq. metres (1120.6 sq. feet)



DIRECTIONS: Leave Hythe via Southampton Road and just before reaching the A326 roundabout turn right, signposted Marchwood, into Hythe Road, which in turn leads into Main Road. Proceed to Marchwood village centre and after passing the pub on the left, turn left and follow this road round taking the turning on the left into Reed Drive, where the property will be found a short way in on the left hand side.

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