



17 Tamar Grove
Hythe

paul jeffreys

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Hythe | SO45 5XE

Southampton – 14 miles, Lymington – 9 miles, M27 – 12 miles, Hythe Village – 1 mile.
(distances are approximate)

A spacious 4 bedroom, 3 reception room detached house in a quiet secluded location, good sized plot with ample parking and double garage.

£550,000

Gas central heating, UPVC double glazed windows and doors, double glazed conservatory, refitted shower room and bathroom, very attractive gardens.



ACCOMMODATION

Entrance porch, hall, cloakroom, lounge, dining room, study, conservatory, kitchen/breakfast room, utility room, 4 bedrooms, ensuite shower room, family bathroom.

ENTRANCE PORCH Fully glazed front door, light double glazed units, tiled floor, part glazed door to:

ENTRANCE HALL Staircase with cupboard below, radiator, thermostat control, telephone point.

CLOAKROOM Having been refitted with white suite comprising wash hand basin, WC with concealed cistern, chrome heated towel rail, extractor fan, fully tiled walls, vinyl tiled floor.

LOUNGE c.4.55m x 4.22m (14'11" x 13'10"). Front aspect window, radiator, gas coal effect fire with sandstone mantle hearth and surround with concealed lighting, TV and telephone points, glazed double doors leading to:

DINING ROOM c.3.30m x 2.72m (10'10" x 8'11"). Radiator, switch for pond pump, sliding patio door to:

CONSERVATORY c.5.28m x 2.15m (17'4" x 7'). Part brick cavity construction with UPVC double glazed units and glass roof, tiled floor, radiator, glazed double doors to rear garden.

KITCHEN/BREAKFAST ROOM c.4.28m x 3.65m (14' x 12') (max measurements as room is L shaped.) Comprising acrylic one and half bowl single drainer sink unit with cupboard below and integrated 'Miele' dishwasher and integrated fridge. Range of base units with cupboards and drawers with worktops above and tiled

splashbacks, range of wall cupboards. 'Bosch' ceramic electric hob with extractor hood over, 'Bosch' electric double oven with cupboard and drawers below, kickboard heater, space for breakfast table, tiled floor, larder cupboard, rear and side aspect windows, telephone point, door to:

UTILITY ROOM c.1.53m x 1.48m (5' x 4'10"). Worktop with space and plumbing for automatic washing machine below, adjoining space for fridge/freezer, tiled floor, 'Vaillant' gas fired boiler, installed 2024, radiator, UPVC double glazed door to rear garden.

STUDY c.2.18m x 1.96m (7'2" x 6'5"). Radiator, telephone point, front aspect window.

LANDING Airing cupboard with lagged tank, hatch to loft space with drop down ladder and electric light.

BEDROOM 1 c.3.73m x 3.49m (12'3" x 11'5") (max measurements as slightly L shaped). Range of built in bedroom furniture, radiator, rear aspect window, arch and door to:

ENSUITE Refitted white suite comprising wash hand basin in vanity unit, closed coupled WC, shower cubicle with plumbed in shower, glass door, extractor fan, chrome heated towel rail, vinyl tiled flooring, fully tiled walls, recess downlighters, smooth plastered ceiling, front aspect window.

BEDROOM 2 c.3.61m x 3.24m (11'10" x 10'7"). Built in wardrobes with glass doors, radiator, TV point, front aspect window.

BEDROOM 3 c.3.73m x 2.11m (12'2" x 6'11"). Radiator, rear aspect window.

BEDROOM 4 c.2.80m x 2.01m (9'2" x 6'7"). Radiator, rear aspect window.

BATHROOM Having been refitted with white suite and fully tiled walls comprising panelled bath with mixer tap, shower attachment over and glass shower screen, wash hand basin in vanity unit, WC with concealed cistern with shelving above, chrome heated towel rail, built in cupboard, shaver socket, vinyl tiled flooring, front aspect window.

OUTSIDE:

FRONT GARDEN: Open plan design with large lawned area and mature shrub and bush bed with mature hedging, good sized block paved driveway with parking for 3/4 cars leading to ATTACHED DOUBLE GARAGE with power and light, electric door and door to rear garden. Wide side pedestrian access via wooden gate leading to the

REAR GARDEN: Very large paved patio, storage area with shed and pea shingle area to the opposite side of the property. The garden itself is of terraced design with steps leading up passed very well stocked and attractive shrub beds, small lawned area with pond, larger lawned area to the rear of the garden, outside shed. The rear garden is fully fenced and is south facing.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 127.5sq. meters (1372sq. 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.

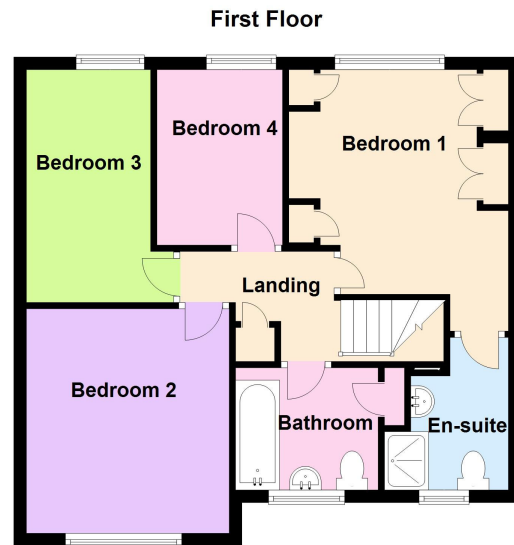
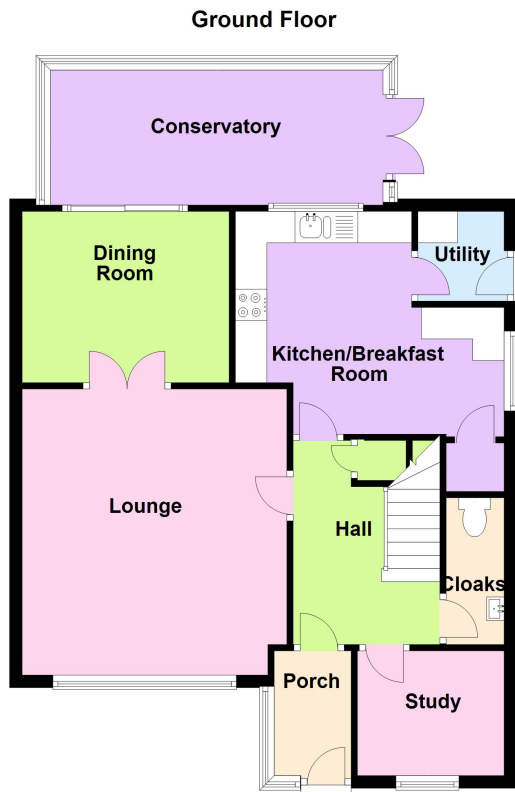
VIEWING STRICTLY BY APPOINTMENT

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



PMD/SW/02.25

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.



DIRECTIONS: From our office proceed via Mousehole Lane to the junction with Southampton Road, turn right and first left into Hollybank Crescent. Take the third turning on the left into Ferry Road. At the end turn right into Dale Road and continue to the very end, turning left into Tamar Grove and number 17 will be found in on the right hand side.

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