



6 Deerleap Close, Hythe SO45 3LA

£375,000

paul jeffreys



6 Deerleap Close, Hythe

A SPACIOUS 3 DOUBLE BEDROOM SEMI-DETACHED HOUSE WITHIN SHORT DISTANCE OF HYTHE VILLAGE

Recently refitted shower room, separate cloakroom, modern kitchen, gas central heating, UPVC double glazed windows & doors, large very attractive garden, ample parking & garage

ACCOMMODATION

Entrance hall, lounge/dining room, conservatory,
kitchen/breakfast room, 3 double bedrooms,
shower room, separate WC

ENTRANCE LOBBY With part glazed UPVC front door, window, wood laminate flooring, further part glazed UPVC front door to:

HALL Staircase, glazed door to:

LOUNGE/DINING ROOM c.6.74m x 3.91m to 3.04m (22'1" x 12'9" to 9'11"). Large front aspect window, double and single radiators, wall lights, electric fire with marble effect surround & wood mantel, sliding patio door leading to conservatory & glazed door leading to:

KITCHEN/BREAKFAST ROOM c.4.72m x 3.03m (15'6" x 9'11"). With range of light wood units comprising inset 1.5 bowl single drainer stainless steel sink unit with cupboard below and integrated fridge, range of base units with cupboards & drawers with worktops above & tiled splashbacks, range of wall cupboards, space & plumbing for automatic washing machine. 'Neff' stainless steel oven with 'Neff' stainless steel microwave above with cupboards above & below, 'Bosch' electric ceramic hob with stainless steel extractor hood over. Understairs storage cupboard, space for breakfast table, spotlights, smooth plastered ceiling, rear aspect window, door to garage.

CONSERVATORY c.3.45m x 3.36m (11'3" x 11'). Of part brick cavity construction with UPVC double glazed units, electric radiator, glazed double doors to rear garden.

LANDING Of very good size and could be used as a study area. Rear aspect window, radiator, double cupboard, hatch to loft space with drop down ladder.

BEDROOM 1 c.3.62m x 3.30m (11'10" x 10'9" excl. wardrobes). Full width fitted wardrobes with sliding doors, radiator, further built in cupboard, front aspect window.

BEDROOM 2 c.3.62m x 2.85m (11'10" x 9'4" incl. wardrobes). Fitted wardrobes with three sliding mirrored doors, TV point, radiator, further built in cupboard.

BEDROOM 3 c.3.03m x 3.00m (9'11" x 9'10"). Radiator, rear aspect window.

SHOWER ROOM Having been recently refitted with fully tiled walls and tiled floor, comprising walk-in shower with plumbed in shower, wash hand basin in vanity unit, heated towel rail, extractor fan, recessed downlighters, smooth plastered ceiling, illuminated mirror, rear aspect window.

SEPARATE WC Comprising WC with concealed cistern, wash hand basin in vanity unit, fully tiled walls, heated towel rail, side aspect window.



OUTSIDE FRONT GARDEN: Being laid with block paving with parking for 2/3 cars, shingle area. Side door through wall leading to **REAR GARDEN:** Of excellent size with very large paved patio that extends around the side of the property, which is partially covered with a canopy. Very well stocked flower & shrub beds with mature bushes & shrubs, shingle area to the rear of the garden, large timber shed.

COUNCIL TAX BAND 'C' – payable 2025/26 - £2,081.18.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 122.2 sq. metres (1,315.8 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. After a short while turn left into Deerleap Way and Deerleap Close will be found as the 1st turning 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

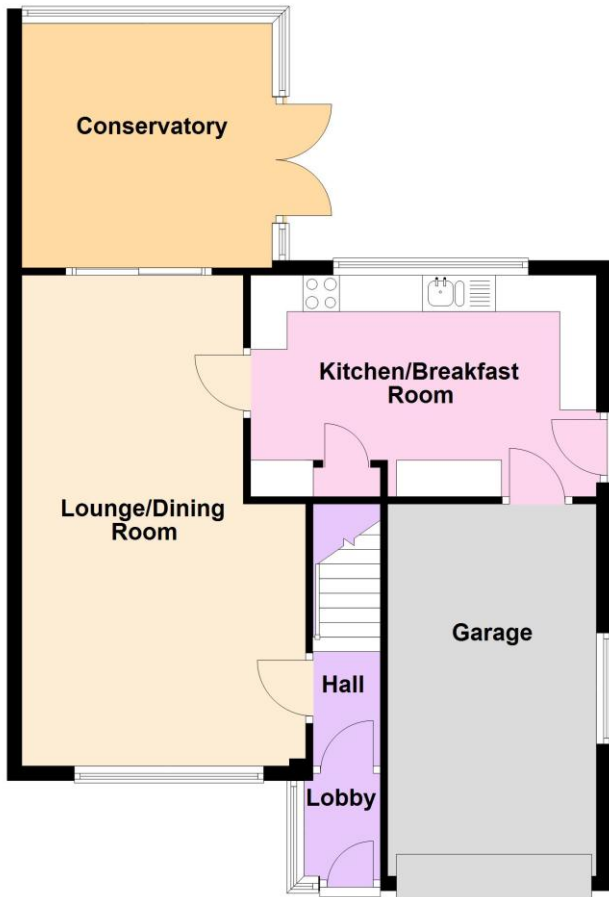
PMD/HC/04.25





Ground Floor

Approx. 70.6 sq. metres (759.9 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.9 sq. feet)



Total area: approx. 122.2 sq. metres (1315.8 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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