



14 Woodland Gardens, Blackfield SO45 1GD

£339,950

paul jeffreys



14 Woodland Gardens, Blackfield

A MODERN 3 BEDROOM DETACHED HOUSE, WITH EXTENDED GROUND FLOOR ACCOMMODATION

Kitchen/breakfast room, cloakroom, en suite, 2 parking spaces & potential for more, short drive of Lepe Beach
Gas central heating, UPVC double glazed windows

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining area, kitchen/breakfast room, 3 bedrooms, en suite shower, family bathroom

ENTRANCE HALL Part glazed front door, wood laminate flooring, radiator, staircase, thermostat control.

CLOAKROOM White suite comprising WC, pedestal wash hand basin with tiled splashback, wood laminate flooring, radiator, recessed downlighters, side aspect window.

LOUNGE c.5.37m x 3.46m (17'7" x 11'4"). Wood laminate flooring, vertical radiator, telephone point, TV point, understairs cupboard, open access to:

DINING AREA c.3.94m x 2.63m (12'11" x 8'7"). Being predominantly glazed with glazed double doors leading to rear garden, large rooflight, recessed downlighters.

KITCHEN/BREAKFAST ROOM c.4.66m x 3.15m (15'3" x 10'4"). Comprising inset single drainer stainless steel sink unit with one cupboard below and space & plumbing for automatic washing machine and integrated 'Kenwood' dishwasher. Range of base units with cupboards & drawers with worktops above, range of wall cupboards, cupboard housing 'Worcester' gas fired combination boiler, space for fridge/freezer, tiled floor, recessed downlighters, double radiator, stainless steel gas hob with

stainless steel splashback & extractor hood over, electric oven below. Large wide front aspect bay window.

LANDING Hatch to loft space, cupboard, side aspect window.

BEDROOM 1 c.3.10m x 3.05m (10'2" x 10') (measurements include built in wardrobes). Range of full length built in wardrobes with sliding doors, radiator, front aspect window, door to:

EN SUITE White suite with fully tiled walls comprising shower cubicle with plumbed in shower, pedestal wash hand basin, WC, extractor fan, radiator, side aspect window.

BEDROOM 2 c.3.46m x 2.76m (11'4" x 9'). Radiator, rear aspect window.

BEDROOM 3 c.2.48m x 2.38m (8'1" x 7'9"). Radiator, rear aspect window.

BATHROOM White suite, fully tiled walls and tiled floor comprising P shaped shower-bath with shower screen and plumbed in shower over, WC, pedestal wash hand basin, chrome heated towel rail, display recess, extractor fan, front aspect window.

OUTSIDE FRONT GARDEN: Bordered to the front boundary with mature hedging, lawned area, side pedestrian access leading to rear garden. There are 2 allocated parking spaces immediately in front of the front garden and there is potential to extend the parking into the garden itself, if required (stpp).

REAR GARDEN: Mainly block paved with small lawned area and various raised flower beds, outside tap, timber shed. The side pedestrian access is wide and, therefore, offers storage space.



COUNCIL TAX BAND 'D' – payable 2025/26 - £2,348.21.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 93.4 sq. metres (1,005.3 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE 1 Woodland Gardens is an unadopted road and is in ownership of all of the properties in the road and they all have a 1/13th share of this. We understand that there is an annual fee of £100 per property, which goes towards the upkeep of the small amount of shrubs on the development and this also pays for the public liability insurance as required.

AGENT'S NOTE 2 As you look at the property, the right hand parking space and front garden itself are held on a separate set of Deeds from the property and the other parking space.

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 Langdown Lawn, forking left into Fawley Road. On reaching the Hardley roundabout take 2nd exit into Long Lane and pass through Holbury to the mini roundabout, take 2nd exit and proceed through the traffic lights into the centre of Blackfield. Continue out of the shopping area into Hampton Lane and Woodland Gardens will be found some way along on the left hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

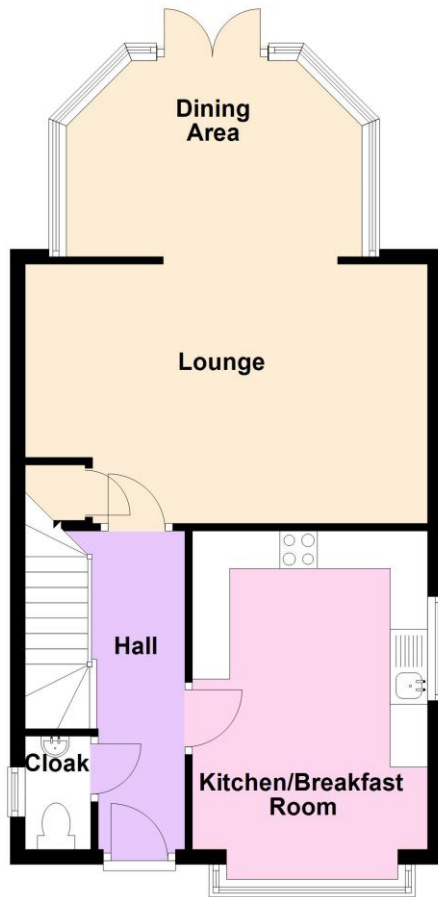
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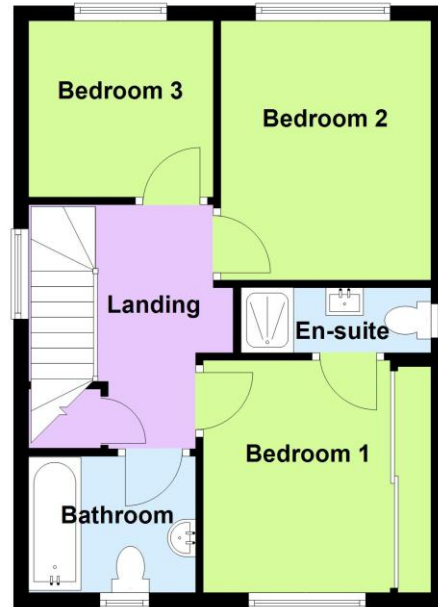
Ground Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Total area: approx. 93.4 sq. metres (1005.3 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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