



25 Norman Road, Blackfield SO45 1YF

£339,950

paul jeffreys



25 Norman Road, Blackfield

A 3 BEDROOM DETACHED BUNGALOW

Refitted shower room, UPVC double glazed windows & doors, conservatory, gas central heating with replacement boiler, attractive gardens, garage & carport. NO CHAIN.

ACCOMMODATION

Entrance porch, hall, lounge, kitchen, conservatory, 3 bedrooms, shower room

ENTRANCE PORCH Part glazed front door, side aspect window, further part glazed door to:

ENTRANCE HALL Double radiator, hatch to loft space, thermostat control.

LOUNGE c.4.23m x 3.33m (13'10" (excl. bay x 10'11"). Front aspect walk in bay window, double radiator, fireplace (not open).

KITCHEN c.3.04m x 2.71m (9'11" x 8'11"). Comprising inset single drainer stainless steel sink unit with cupboards below, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, 'Maxol' gas hob and electric oven below with hood above, radiator, rear & side aspect windows, door to:

CONSERVATORY c.3.36m x 1.90m (11' x 6'2"). Of part brick cavity construction with UPVC double glazed units and glazed double doors to rear garden and glazed door to driveway, electric wall heater, worktop with space & plumbing for automatic washing machine and further appliance.

BEDROOM 1 c.3.48m x 3.29m (11'5" x 10'9"). Front aspect window, built in wardrobes with box cupboards above bed area and chest of drawers, radiator.

BEDROOM 2 c.3.10m x 3.04m (10'2" x 9'11"). Rear aspect window, radiator.

BEDROOM 3 c.3.33m x 2.50m (10'11" x 8'2" measurements inc. both built in cupboards). Side aspect window, radiator, airing cupboard with gas boiler, airing cupboard with lagged tank & immersion).

SHOWER ROOM Having been refitted with walk in shower with glass shower screen and plumbed in shower, wash hand basin in vanity unit, WC with concealed cistern, recessed downlighters, extractor fan, chrome heated towel rail, rear aspect window.

OUTSIDE

FRONT GARDEN Bordered to the front boundary with low brick wall, lawned area, well stocked flower and shrub beds. Part of the front garden has been laid with block paviour to provide additional parking to the block paved driveway, so in total there is parking for approx. 3/4 cars. This leads through to the CARPORT, which gives pedestrian access to the rear garden and to the GARAGE with replacement steel double doors and door to side leading to ATTACHED POTTING SHED.

REAR GARDEN Full width paved patio, lawned area. The garden is well stocked with many mature shrubs & bushes, outside tap.



COUNCIL TAX BAND 'D' – payable 2026/27 - £2,462.05.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 73 sq. metres (785.4 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 Langdown Lawn forking left into Fawley Road just before Hythe Hospital and on reaching the Hardley roundabout take 2nd exit into Long Lane and pass through Holbury to the mini roundabout. Take 2nd exit signposted Blackfield and proceed through the traffic lights into Hampton Lane. After passing through the centre of Blackfield and take the left turning into Walkers Lane North (by the Graham Norris Business Centre), go round the right hand bend and Norman Road is the 2nd turning right with the property being the first on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

PMD/HC/04.26





Ground Floor

Approx. 73.0 sq. metres (785.4 sq. feet)



Total area: approx. 73.0 sq. metres (785.4 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

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