



4 Bluebell Gardens

Hythe, Southampton SO45 3AB

Asking Price Of - £320,000 EPC Rating TBC



- 2008 Built Linden Home with Carport Parking
- Three Bedrooms
- En-Suite to Master Bedroom. Family Shower Room and Cloakroom
- Private Aspect Rear Garden

4 Bluebell Gardens



CARPORT PARKING

There is room to park two cars under the carport. Gated access to the rear garden. Two light points.

ENTRANCE HALL

Double glazed front door. Radiator. Doors to cloakroom, kitchen and lounge diner. Stairs to first floor.

CLOAKROOM WC

Front aspect double glazed window. Two piece modern white suite comprising a push button flush wc and vanity unit with inset wash hand basin, chrome mixer tap and cupboard under. Wood design flooring. Extractor fan. Radiator.

KITCHEN

13' 3" x 7' 0" (4.04m x 2.13m)

Two front aspect double glazed windows. Modern kitchen comprising a stainless steel single drainer sink unit with chrome mixer tap and cupboard under. Further range of wall and base level cupboard and drawer units with ample work surfaces and tiled surrounds. Integral appliances include ceramic hob with cooker hood over and under counter oven. Spaces for upright fridge freezer and washing machine. Wall mounted Glow Worm boiler. Radiator.





LOUNGE DINER

21' 0" x 8' 8" (6.4m x 2.64m)

Rear aspect double glazed window, matching single door and French doors to the rear garden. Two radiators and TV and telephone points. Door to under stairs storage cupboard.

FIRST FLOOR LANDING

Rear aspect double glazed window. Radiator. Doors to all rooms.

MASTER BEDROOM

14' 2" x 9' 9" (4.32m x 2.97m)

Two front aspect double glazed windows. Radiator. Fitted wardrobe with two mirror fronted sliding doors. TV and telephone points. Door to:

EN-SUITE SHOWER ROOM

Double glazed window. Three piece modern white suite comprising a tiled shower enclosure with Mira Sport shower, push button flush wc and wash hand basin with chrome mixer tap. Extractor fan and shaver light point and radiator.

DOUBLE BEDROOM

15' 9" x 9' 8" (4.8m x 2.95m)

Dual aspect room with two double glazed windows. Radiator. TV and telephone points.



BEDROOM / STUDY

8' 4" x 5' 7" (2.54m x 1.7m)

Front aspect double glazed window. Radiator. TV and telephone points.

SHOWER ROOM

Double glazed window. Three piece modern white suite comprising a double width tiled shower enclosure with chrome shower fittings, push button flush wc and vanity unit wash hand basin with chrome mixer tap and cupboard under. Extractor fan. Illuminated mirror with shaver point and chrome heated towel rail. Tiled walls and wood design flooring.

REAR GARDEN

The rear garden enjoys a pleasant aspect and is fully enclosed by wood panel fencing with gated access to the carport. It is laid mainly to lawn with a generous sized timber shed. Outside tap and lighting.

ADDITIONAL INFORMATION

The NFDC Council Tax Band is C. There is a small fee of £280.00 - paid in two instalments every six months. This covers the reserve fund for the un-adopted road, communal area lighting and grass cutting.





GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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