



**Hillview Road**  
Hythe, Southampton  
Asking price £425'000



- Detached Bungalow
- Large Garden
- Under Floor Heating
- Modern White Family

**EPC Rating**

D





## Property Description

**ENTRANCE HALL** Welcoming you into the property in a spacious entrance hall. to the side of the front door you can find your BT point and electric consumer unit. Solid oak flooring and access to all rooms. Loft access via pull down ladder.

**LIVING ROOM** Large front facing living room with solid oak flooring, front and side aspect double glazed windows. Two TV points.

**KITCHEN/BREAKFAST ROOM** Welcoming kitchen / breakfast room comprising of solid oak worksurfaces with a built in ceramic butler sink with chrome mixer tap and removable ceramic drainer, base level storage with complimenting oak handles, integral Neff dishwasher, built in Neff gas hob and Neff electric oven with Neff extractor hood overhead. Ceramic tiled surrounds with fitted metal and wooden shelving. Fridge-freezer and washing machine to be decided. Rear aspect double glazed window, side access PVC/P and doubled glazed glass door to garden. Tiled lino flooring.





**BATHROOM** Modern three piece white family bathroom comprising of underfloor heating, white ceramic WC with push button flush, white ceramic basin with chrome mixer tap, in a solid timber surround, storage under and above behind illuminated mirror with access to shaving point. White enamel bath with glass shower screen, chrome taps, standard shower head and rain shower head. Ceramic tiled wall surrounding bath. Heated towel rail. Side aspect window.

**BEDROOM ONE** Spacious bedroom, Rear aspect double glazed window looking into conservatory. Oak flooring.



**BEDROOM TWO** Another spacious room, currently in use as an at home office. Front aspect double glazed windows. Oak flooring.

**BEDROOM THREE** Small single bedroom, currently in use as a walk through to the conservatory extension. Lino timber effect flooring.

**CONSERVATORY** Finished to the highest standard, this conservatory has timber effect lino flooring with under floor heating, the whole structure is insulated and has double glazing throughout. A unique aspect to this conservatory is that it has a standard tiled and insulated roof with four sky lights. PVC double glazed patio doors leading you to your own decked seating area, the perfect place to unwind on a summers eve.



**EXTERNAL STUDY** This large structure in the garden is currently being used as an external work space however, this insulated building with underfloor heating, double glazed windows, electric and internet could be turned into whatever you desire; maybe an art studio, summer house or mancave, the list goes on.

**GARDEN** The property comes with a large tranquil garden separated in two, first we have a gorgeous plot of lawn surrounded by maintained bushes and trees (even a fruiting pear tree), after following the path further down the garden, hidden behind a crosshatch timber fence and down a couple steps you're brought to a rear space with slate chippings, perfect for the construction of a pool and BBQ or maybe a children's play area, without interfering with the beauty of the immediate garden. The garden also has two outdoor sheds.

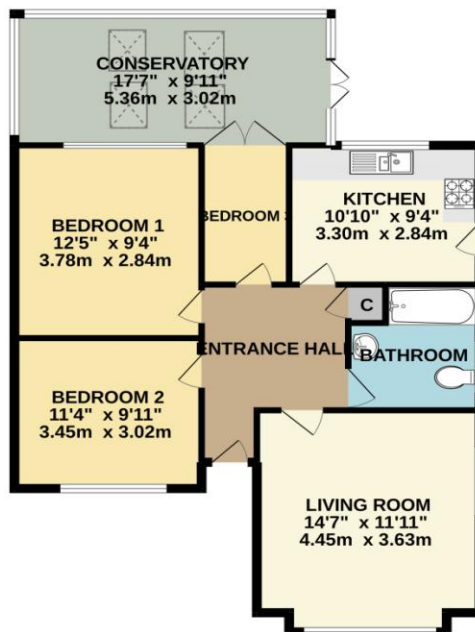
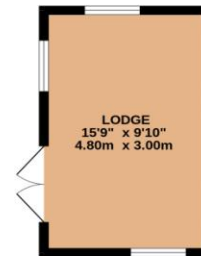




ADDITIONAL INFO Detail has gone into every aspect of this property,

- Every room has a new Quaker door.
- Oak radiator guards for a more cohesive look.
- Worcester combi boiler.
- Opportunity for extension.
- Council tax band is D
- Vendor may be leaving some storage units behind.

GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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