



**Maple Road**  
Hythe, Southampton

- 3/4 Bedroom Semi Detached House
- Spacious Kitchen/Diner
- Large Garden
- Off Street Parking

**Asking Price Of £295,000**

**EPC Rating**

TBC





## Property Description

### HALLWAY

As you enter the property, you are immediately greeted with a feeling of light and space due to the newly fitted Composite front door, double glazed side panel and wood effect flooring. To your left as you enter, you will find a door leading to the cosy lounge and straight ahead you can see the stairs leading to the first floor as well as a door leading to the spacious kitchen/diner. You'll be able to store all your bits & bobs that you want to keep hidden within the cupboard under the stairs.

### LOUNGE 13' 01" x 11' 10" (3.99m x 3.61m)

This welcoming lounge has a large window to the front of the property, which makes it a light room to be in during the day and due to its size, it makes for a cosy space in the evening. There is a modern feature fireplace with ample room for sofas and furniture.



**KITCHEN/DINER 19' 5" x 9' 5" (5.92m x 2.87m)**  
This lovely kitchen/diner is currently decorated in neutral tones making it a blank canvas for you to make your own mark. It hosts a large number of cupboards, drawers and storage units giving you more than enough room to store all those pots/pans. There is also an additional built in storage cupboard for larger household gadgets such as mops, brooms, etc.

The light granite effect worktops and white tiled splash-backs add to the fresh / modern feel of the space.

The Valiant boiler (and radiators throughout the property) were replaced in 2019 so all is in good working order. There is a built in double oven with electric hob and there is space and plumbing for a washing machine. There is room for a large fridge freezer and additional white goods if required. There is 1 +1/2 bowl stainless steel sink and drainer with a large window overlooking the rear garden, to keep an eye on children or pets. New French doors have been added this year, which open out onto the patio and garden, filling the room with natural light and also providing lots of scope to customise/extend, for example adding a conservatory.



The beauty of this room is its space and ability to become the central hub of the family home as it has plenty of space for a dining set but would also make a brilliant space for hosting social occasions.



**FAMILY ROOM/ BEDROOM 4 14' 11" x 8' 5" (4.55m x 2.57m)**

This family room on the ground floor (accessed directly from the kitchen/diner) is a really useful and versatile space, which has views of the rear garden. It is currently being used as a 4th bedroom/play room making it a perfect space for a young family but it could also be used for dining, entertaining, a guest bedroom or even as a home office as there are plenty of electrical sockets.





#### BEDROOM 1 13' 04" x 10' 11" (4.06m x 3.33m)

This double bedroom has a large window overlooking the rear gardens. It has a built in full height storage cupboard and there is ample room for a double bed and wardrobes.

#### BEDROOM 2 13' 04" x 10' 01" (4.06m x 3.07m)

Bedroom 2 has a window overlooking the front of the property. As with bedroom 1 this is a good sized room with plenty of space for a double bed, wardrobes and bedroom furniture.

#### BEDROOM 3 9' 5" x 7' 1" (2.87m x 2.16m)

This room has a window at the front of the property. It is currently used as a study and has a useful built in storage.

#### BATHROOM 7' 08" x 5' 07" (2.34m x 1.7m)

This family bathroom has a modern white suite with a low level W.C and vanity wash basin. There is plenty of storage due to the range of built in cupboards and drawers in the under sink unit. The bath has a chrome mixer tap and an overhead electric shower. The bath area is fully tiled making it easy to clean. There is a window with privacy glass to the rear of the property, which allows more natural light into the room. The floor is Lino in a tile effect look, which again is easy to maintain.

**GARAGE** The integral garage has double opening doors and has light and power.

#### FRONT OF PROPERTY

The front of the property has ample private parking for several cars. There are hedges and fencing to the sides, and wrought iron gates to the front giving privacy. There is a canopy porch outside the front door.

#### REAR GARDEN

The rear garden has a patio spanning the width of the house. The rest of the garden is laid mainly to lawn, and there is a stepping stone path. At the back of the garden there is a large garden shed. This is a good sized garden with plenty of room to sit and relax, and for children to play. The mature shrubs and trees add to it's homely feel.





## PROPERTY INFORMATION

This charming semi-detached house is set in the residential area of Butts Ash, which is close to Hythe village's shops, restaurants and waterfront. The house is a short walk to the Number 9 bus stop, which takes you directly into Southampton City Centre within 30 minutes. Being on the edge of the New Forest National Park (walkable within 10 minutes), it is very close to a range of local beaches and attractions including Lepe, Calshot, Exbury Gardens to name a few.

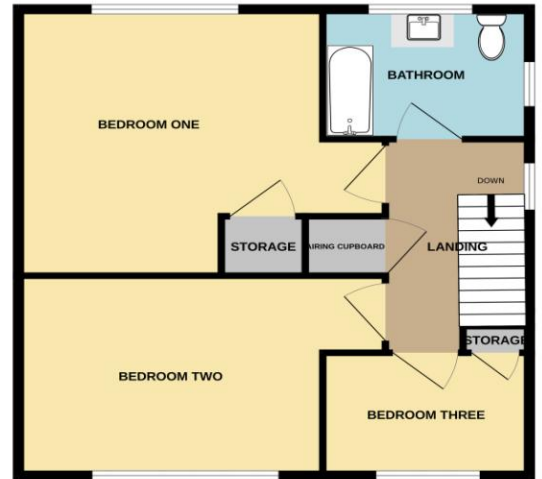
The property is in good decorative order throughout and has had a lot of the bare bones work done so you know that all the important things such as electrics and heating are taken care of.

You are getting a lot of space for your money and its main features includes its spacious/modern kitchen/diner, the ground floor bedroom with a lot of potential, as well as 2 upstairs double bedrooms and a good sized study. There is a lovely family bathroom, a lovely sized garden requiring little maintenance but most importantly, plenty of space at the front of the property to park several vehicles.

GROUND FLOOR



1ST FLOOR



13 MAPLE ROAD

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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