



45 Fairview Drive Hythe, Southampton

- DETACHED HOUSE
- 4 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LOUNGE

Asking Price Of - £475,000

EPC Rating

D





Property Description

ABOUT THE PROPERTY This delightful house is a four bedroom, two reception room property set in an elevated position on this sought after road. Bright and spacious inside. The property offers flexible accommodation and looks out over generous sized, beautiful private rear gardens.

ENTRANCE HALL As you enter the property the bright and spacious hallway leads to various rooms, with stairs to the first floor, with useful under stairs storage cupboard. Carpeted with double radiator.



LOUNGE 15' 9" x 11' 9" (4.8m x 3.58m) A spacious lounge with double glazed windows to the side and large front aspect double glazed window with plenty of sun coming into the room. There is ample room for sofas and living furniture.

STUDY / 4TH BEDROOM 9' 10" x 8' 10" (3m x 2.69m)
The benefit of this room is that it could be used as a study, office or gym, or as a further bedroom or sitting room. It has a large front aspect double glazed window with radiator underneath. Carpeted. Storage cupboard behind door. Houses the Worcester boiler.



BATHROOM 7' 5" x 5' 6" (2.26m x 1.68m) The family bathroom contains a white three piece suite including bath, sink, and WC. There is a mains shower over the bath and the walls are fully tiled from floor to ceiling. The floor is also tiled and there is a vanity mirror and a white heated towel rail. The window to the side allows natural light into the room.

DINING /LIVING ROOM 10' 3" x 10' 10" (3.12m x 3.3m) Another versatile, very light room that could be used as a further bedroom, or combined with the kitchen/breakfast room to create a greatly enlarged living area over 26 feet in width, subject to planning consents. Double glazed patio doors lead to the rear decking area and panoramic views over the beautiful garden. Radiator situated on the rear wall



KITCHEN/BREAKFAST ROOM 16' 01" x 9' 5" (4.9m x 2.87m) The large kitchen has a full range of wall and base units in light grey, with granite effect worktops. There is a built in electric John Lewis oven and Homark Gas hob. There is a built in dishwasher and a stainless steel 1 & 1/2 bowl sink and drainer with a chrome hot & cold tap. The spacious breakfast area has a breakfast bar and double patio doors leading out onto the rear balcony.



SUN ROOM / UTILITY 19' 02" x 5' (5.84m x 1.52m)
This useful additional room is currently being used as a utility room. There are sliding patio doors to the rear garden, and a useful single door to the front. There is a range of kitchen base units with worktops, and a range of wall units, giving plenty of storage. There is space and plumbing for a washing machine and space for a tumble dryer. Double Central heating radiator. The room adjoins the BBQ terraces and can be used for

sitting and enjoying the views of the garden.



MASTER BEDROOM 11' 09" x 11' 10" (3.58m x 3.61m) The master bedroom is another double and comprises of a large front aspect double glazed window with seat storage underneath. There is a double door built-in wardrobe and there is a radiator. This is another nice bright room.



SHOWER ROOM 6' 11" x 5' (2.11m x 1.52m) The upstairs shower room has a sliding door for entrance with free standing corner shower cubicle. There is a white W.C. and wash basin with a built-in cupboard, along with a vanity mirror with lights to the centre, and additional wall cupboards. The walls are tiled and there is with laminate effect flooring. The large privacy window makes this a lovely light room.



BEDROOM TWO 10' 03" x 12' 3" (3.12m x 3.73m) Bedroom two is another double bedroom and has a front aspect double glazed window. There is a built in storage cupboard and a radiator.

BEDROOM THREE 9' 3" x 10' (2.82m x 3.05m) Bedroom three is another double bedroom with large double glazed window to the side. There is a range of floor to ceiling built-in wardrobes providing ample storage, and there is a radiator.



OUTSIDE REAR The delightful back garden has been landscaped with a large patio area, decking and a lawn. There is a built in barbeque, and a raised decking area with attractive trellis fencing. There are raised beds, and mature shrubs and palms, including mature palm trees, a fruiting apple tree, camélia and Japanese acer and olive, set in easily maintained beds. The different aspects and areas of the garden are perfect to sit and relax, or to entertain family & friends. The dining pergola is topped by a productive grape vine. The garden is private with fencing and hedging, and there is also a greenhouse, a shed and a summerhouse. There is also a fishpond with a wooden bridge over.



OUTSIDE FRONT The front drive is partly laid with pavings providing parking for 2-3 cars. The attractive stone walled borders contain mature species, palm, Japanese Acer and specimen Yew.

There is a gently sloping path to the side of the property leading to the front door and to the side door. The garage is located under the house and there is extensive further storage space under the remainder of the property.



ADDITIONAL INFORMATION The property is located in the popular area of Hollybank. The house offers versatile living and is well maintained and in good decorative order throughout. The house benefits from double glazing and gas central heating.

Council Tax band E

EPC Rating D

No Forward Chain



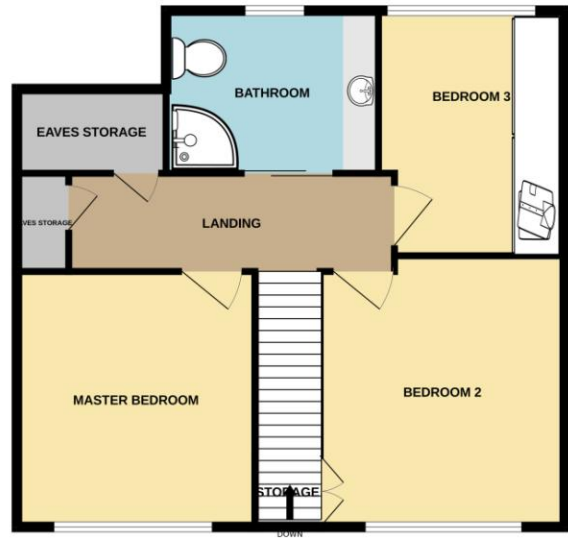
LOCATION Fairview Drive is positioned in a popular & established residential area, within catchment for the favoured local schools, on the outskirts of Hythe Village. This means all the amenities offered by the village centre are within easy reach and these include a range of shops, bars and restaurants, a passenger ferry service from Hythe pier to Southampton, along with bus services to many other areas. Proximity to both The New Forest National Park and The Solent enables many outside interests to be enjoyed and there is a recreation centre at Applemore and Gang Warily, a golf course at Dibden, an activity centre at Calshot Beach and a Country Park at Lepe.



GROUND FLOOR



1ST FLOOR



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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