



## 30 Foxbury Close

Hythe, Southampton

- Semi-Detached Family Home
- Three Good Sized Bedrooms
- Lounge/Dining Room
- Kitchen

**Asking Price Of - £330,000**

**EPC Rating**

**E**





## Property Description

**LOCATION** Nestled in a highly desirable location, this property offers unparalleled convenience and a wonderful lifestyle for families and professionals alike. Positioned within easy walking distance of both primary and secondary schools, the home provides an excellent environment for growing families seeking educational options close at hand.

A short stroll leads to the charming heart of Hythe village, where you can enjoy a wealth of local shops, cafes, and essential amenities. Public transport links are within reach, ensuring commuters can access surrounding areas with ease, whether for work or leisure.

Nature lovers will delight in being only moments away from the stunning New Forest National Park, a haven of lush woodland, open heathland, and an endless network of scenic walking and cycling routes.

Superbly situated to combine convenience and tranquility,

this property truly has it all. Discover your future home - contact us today to arrange a viewing.



**ENTRANCE HALL 10' 1" x 6' 2" (3.07m x 1.88m)** Step into the inviting entrance hall, adorned with a smart UPVC front door and brightened by front-aspect UPVC double-glazed windows on either side, creating a wonderfully light entrance. The warm brown carpet underfoot and thoughtfully placed radiator make you feel immediately at home. From the entrance, there are doors to a handy cloakroom and a spacious lounge-diner, while a staircase leads gracefully to the upper floors.



**CLOAKROOM 5' 9" x 2' 6" (1.75m x 0.76m)** Particular highlight is the well-appointed cloakroom, featuring a rear aspect window that allows for ample natural light. The stylish space includes attractive black laminate effect floor tiles, a convenient corner sink unit, w.c., radiator, and elegant oak door, all of which contribute to a sense of considered sophistication.

**LOUNGE/DINER 20' 3" x 9' 2" (6.17m x 2.79m)** The welcoming lounge, adorned with a feature fireplace, offers a warm and inviting atmosphere for relaxing with family and friends. Natural light floods the lounge area through rear aspect UPVC double glazed windows and double doors, which open graciously to the garden, ensuring seamless indoor-outdoor living.



Continuing through, the open-plan lounge flows effortlessly into a dedicated dining area, complete with a side aspect window and its own radiator, promising cosy evenings or vibrant dinner parties. Practicality is ensured with a handy under stairs cupboard that provides valuable extra storage.

From the dining area, a door leads directly into a well-appointed kitchen, making this layout both sociable and functional. Neutral beige carpeting adds a touch of elegance, creating a harmonious setting that's ready for your personal touch.



**KITCHEN 8' 8" x 7' 7" (2.64m x 2.31m)** The kitchen designed for both practicality and modern living. The well-lit kitchen is complemented by a rear aspect UPVC double-glazed window, allowing natural daylight to cascade across stunning oak wood-effect laminate flooring. Access to the rear garden is convenient, courtesy of a UPVC half-glazed side door-perfect for entertaining or simply enjoying the outdoors.

The kitchen is fitted with sleek white gloss floor and wall-mounted cupboards, accompanied by contemporary oak wood-effect laminate worktops for a stylish yet functional workspace. Cooking and meal preparation is a pleasure with a stainless steel sink, tastefully presented with white splash-back tiles. Space has been thoughtfully allocated for

essential appliances including a washing machine, fridge freezer, and cooker, catering perfectly to everyday needs.

**LANDING** Upon ascending to the landing, one is welcomed by a generous, airy space adorned with warm brown carpets underfoot. The landing serves as the heart of the upper floor, conveniently giving access to every room upstairs. A highlight is the airing cupboard, complete with a modern water tank and radiator-ideal for keeping linen perfectly aired and cosy. The property also features loft access, offering valuable storage solutions.

**BATHROOM** 8' 1" x 6' 3" (2.46m x 1.91m) The bathroom presents a calm retreat, showcasing a rear aspect obscured UPVC double glazed window that allows for natural light while maintaining utmost privacy. The creamy brown wood effect laminate flooring brings a touch of warmth and complements the contemporary white suite, which features a stylish sink with a useful storage cupboard, W.C., and a full-size bath equipped with a mains shower and sleek glass shower screen. Elegant white tiling enhances the fresh and clean aesthetics, completed by a chrome heated towel rail-ideal in colder months.

**BEDROOM ONE** 15' 9" x 8' 3" (4.8m x 2.51m) The highlight of the home is the spacious principal bedroom, boasting ample proportions complemented by a modern beige carpet. A large UPVC double-glazed window to the front provides plenty of natural light, while an additional small side window enhances the airy atmosphere. An oak internal door adds a touch of warmth to this inviting space, and efficient heating is assured by a wall-mounted radiator.

**BEDROOM TWO** 9' 4" x 7' 4" (2.84m x 2.24m) Bedroom Two enjoys tranquil rear aspect views through a UPVC double-glazed window, providing an abundance of natural light. Practical design features such as a radiator ensure cosiness throughout the colder months, while handsome white laminate wood-effect flooring grants a touch of sophistication, beautifully complemented by an elegant oak door.

**BEDROOM THREE** 12' 1" x 6' 5" (3.68m x 1.96m) Beautifully presented three-bedroom home, where both comfort and elegance await you. Bedroom three offers a generous L-shaped layout, providing ample space for relaxation or study. This inviting room boasts a bright front-aspect UPVC double-glazed window that floods the space with natural light. Finished with a soft cream carpet and fitted radiator, it creates a peaceful, cossetting atmosphere perfect for restful nights or productive days.





**REAR GARDEN** A beautifully designed rear garden that promises privacy and tranquility. The garden itself is thoughtfully staggered across several levels, beginning with a charming patio area at the bottom – perfect for al fresco dining or morning coffee. To the side, convenient access leads directly to the front of the house, ideal for family life and entertaining.

Ascend a set of stairs to find a practical shingled area complete with a handy shed, perfect for storage or potting shed enthusiasts. Further steps bring you to the topmost section of this wonderful outdoor space, featuring a generous grassed area that is not overlooked – a true haven for those seeking peace and seclusion outside.



**GARAGE** 15' 9" x 8' 3" (4.8m x 2.51m) Spacious garage, complete with an up-and-over door for ease of access, comprehensive electrical fittings, and feature lighting-ideal for evening projects, secure parking, or additional storage. The garage conveniently houses the property's boiler, streamlining both functionality and maintenance.

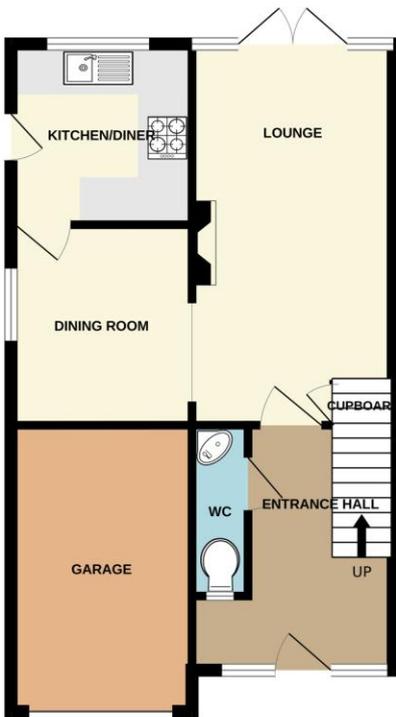
**FRONT DRIVE** Approached via a neatly presented front drive with attractive block paving, this inviting property offers ease of access with a spacious driveway that leads directly to a useful garage, perfect for secure parking or extra storage. The provision of side access guides you around to the rear garden, creating both convenience and privacy for outdoor activities and entertaining. To the right of the property, a leafy shrubbery area softens the exterior, providing a natural touch of greenery. A few gentle steps bring you up to the front door, giving an elevated and welcoming approach to the home.



**ADDITIONAL INFO** The property enjoys an EPC rating of E and falls within Council Tax Band C.



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Hotspur House  
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Southampton  
Hampshire  
SO45 6AU

[www.hytheandwaterside.com](http://www.hytheandwaterside.com)  
[darren@hytheandwaterside.com](mailto:darren@hytheandwaterside.com)  
0238 0845 434

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