



Bygones

| 110 Hulbert Road | Bedhampton | Hampshire | PO9 3TG

FINE & COUNTRY





'Bygones' is the larger of four, individually designed and built modern detached family homes which is situated in a popular location yet within easy access of local shopping amenities, bus routes, schools, recreation grounds and commutable road and rail links. The property is set back from the road via a shingle driveway which leads to integral double garages. The accommodation is arranged over two floors and provides 1832 sq ft of living space and comprises; hallway, cloakroom, study, living room, dining room, kitchen/breakfast room and utility room on the ground floor with five bedrooms, two having en-suite facilities and a family bathroom on the first floor. Rather uniquely for a modern house there is deep frontage and a private driveway but also a rear garden which measures 96' in depth, having gas fired central heating, double glazing and floor coverings throughout, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE:

Lowered kerb leading to a shared driveway with hedges to either side leading to tarmac area providing access to four individual detached homes, bear immediately right onto a crescent style shingle driveway with a lawn to the right hand side with trees and mature hedges. To the centre of the driveway is a landscaped area with a large magnolia tree. The driveway leads to a shingle turning and car parking area with a brick curved wall with soldier railings over to the left hand side and high fence panelling to the right, from here is a gateway leading to side pedestrian access, external meter cupboards, plaque depicting house name, external light and access to the double garage, steps leading to main front door with frosted glazed panel to one side leading to:

HALLWAY:

'L' shaped, balustrade staircase rising to first floor with galleried landing over; ceiling spotlights and coving, double radiator; understairs storage cupboard, twin doors to drawing room and dining room, power points.

SEPARATE CLOAKROOM:

Low level w.c, wall mounted wash hand basin with tiled splashback, shaver point and light, ceiling spotlights and coving, extractor fan.

STUDY:

9'6" x 6'1" Wood framed double glazed windows to front aspect overlooking driveway with radiator under; ceiling spotlights and coving, panelled door; power points, alarm panel.

LIVING ROOM:

15'6" x 11'8" Double glazed wood framed doors with matching full height windows to either side leading onto rear garden, wood surround fireplace with granite inlay and hearth with living flame coal effect gas fire, ceiling spotlights and coving, doors to hallway, power points, wall up-lighters, two radiators.

DINING ROOM:

10'6" x 8'9" Twin doors to hallway, ceiling spotlights and coving, radiator; double glazed wood framed window to rear aspect overlooking garden, power points.

Step inside

Bygones

KITCHEN / BREAKFAST ROOM:

22'2" x 9'5" Kitchen area: Door to utility room, comprehensive range of matching wall and floor units with roll top work surface, inset butler sink with wooden drainer to either side with mixer tap and cupboard under, inset 'Stoves' four ring gas hob with double oven under, extractor hood, fan and light over, ceramic tiled surrounds, power points, under unit lighting, two wall mounted units with glazed panelled doors and shelving, double glazed wood framed window to side aspect, integrated dishwasher with matching door; range of drawer units, peninsular style divide with integrated fridge under with matching door; ceiling spotlights and coving, tiled flooring, panelled door leading to hallway. Breakfast area: Matching tiled flooring, double glazed wood framed doors with full height windows to either side leading to rear garden, matching ceiling coving and spotlights, power points, radiator.

UTILITY ROOM:

11'2" x 4'10" Built-in tall larder style storage cupboards, wall mounted unit, work surface with sink unit and cupboard under, washing machine point, matching tiled flooring, wood framed double glazed door leading to side aspect, radiator, central heating control switch, space for free standing fridge/freezer, door to garage.

INTEGRAL GARAGES:

17'10" x 17'1" Twin up and over doors, access to loft ceiling space, fluorescent tube lighting, wood framed double glazed window overlooking driveway, range of shelving, power points, wall mounted 'Glow-worm' boiler supplying domestic hot water and central heating (not tested), power points.





FIRST FLOOR:

Landing with balustrade, access to (partly boarded) loft space, ceiling spotlights and coving, radiator; doors to primary rooms, built-in airing cupboard housing hot water cylinder (not tested) and range of shelving.

BEDROOM 1:

14'11" x 10'8" Wood framed double glazed windows to rear aspect overlooking garden with radiator under, power points, ceiling coving and spotlights, comprehensive range of built-in wardrobes to one wall with upper mirror fronted doors, power points, panelled door; door to:

EN-SUITE SHOWER ROOM:

1½ size shower cubicle with panelled door; pedestal wash hand basin with mixer tap, mirror with shaver point and light over; ceramic tiled to half wall level, low level w.c., heated towel rail, bidet, wood framed double glazed window to side aspect, extractor fan, ceiling spotlights and coving.

BEDROOM 3:

11'6" x 7'11" Panelled door; radiator; wood framed double glazed window to rear aspect overlooking garden, ceiling spotlights and coving, power points.

BEDROOM 2:

11'10" x 7'9" measurements do not include recessed area for door opening, (increasing to a max of 11'6") wood framed double glazed windows to rear aspect with radiator under; ceiling spotlights and coving, power points, door to:

EN-SUITE SHOWER ROOM:

Fully ceramic tiled shower cubicle with panelled door; low level w.c, pedestal wash hand basin with mixer tap, heated towel rail, ceramic tiled to half wall level, mirror with shaver point and light over, ceiling spotlights and coving.

BEDROOM 4:

9'6" x 8'0" measurements do not include recessed area for door opening, (increasing to a max of 11'6") ceiling coving, double glazed wood framed window to front aspect with radiator under, power points.

FAMILY BATHROOM:

White suite comprising; panelled bath with wooden panel, hand grips, mixer tap and shower attachment, ceramic tiled surrounds, pedestal wash hand basin with mixer tap, low level w.c, double glazed frosted glass window to side aspect, panelled door; heated towel rail.

BEDROOM 5:

8'4" x 6'11" Wood framed double glazed windows to front aspect overlooking driveway with radiator under; ceiling spotlights and coving, panelled door; power points.



Step outside

Bygones

To the front is a crescent style driveway laid to shingle with lawned area to one side and mature trees and shrubs, in the central area is a large magnolia tree. To the right hand side of the property is a gated access leading to bin storage area with external lighting and cold water tap with pathway leading to rear garden. The rear garden measures 96' in depth x 37'6" in width, directly to the rear of the property is large patio area accessible from both the breakfast room and living room, external light, lawned garden with central raised flower bed and water feature with shingle surround enclosed by fence panelling on all sides with mature tree, wooden built chalet style storage shed. From the front hedge to the side of the garage, the garden and driveway measure 55' back from Hulbert Road.

Services: Mains gas, electricity and water.
Local Authority: Havant Borough Council: Band F

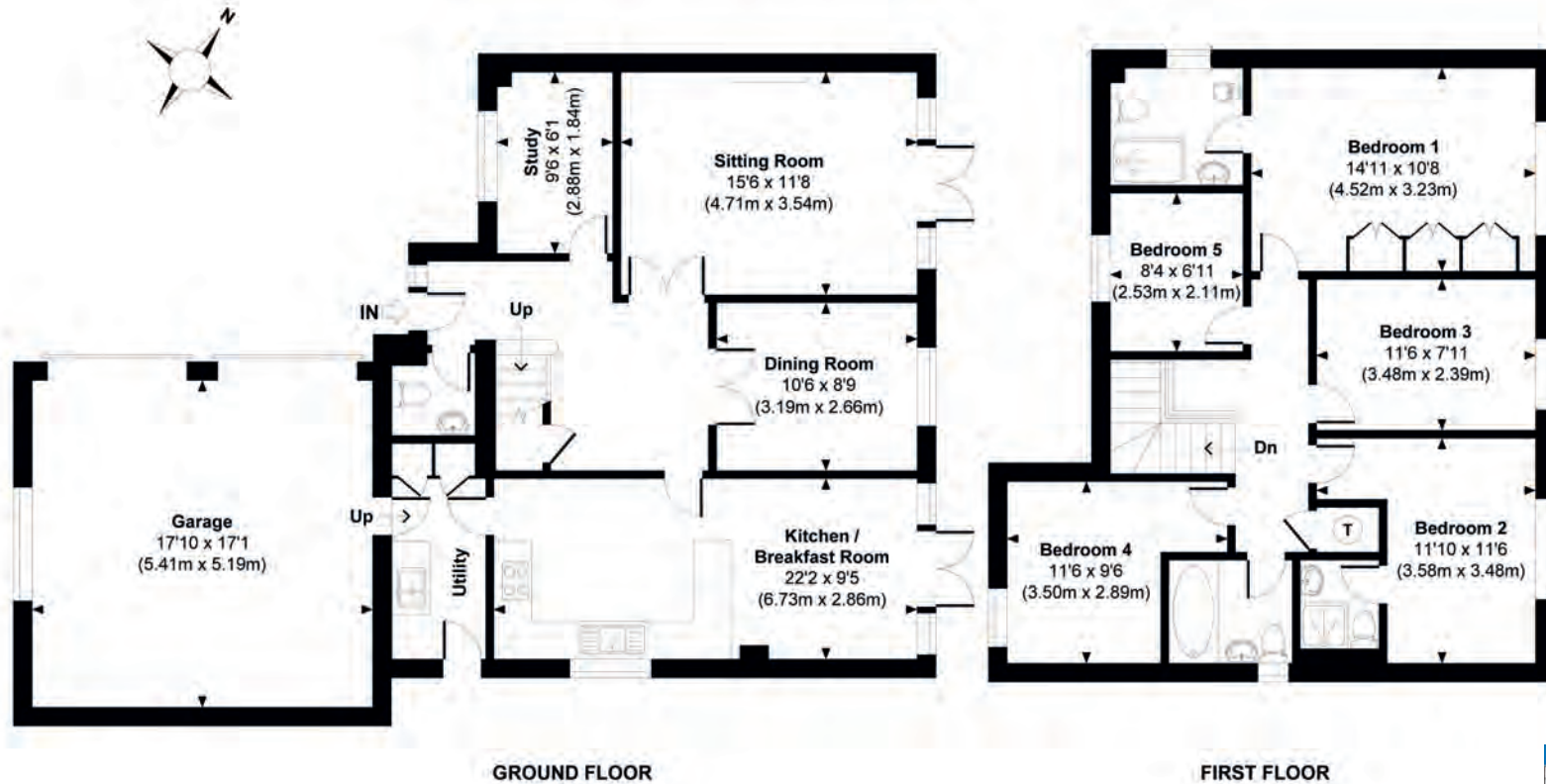
TO FIND THE PROPERTY:

From our office proceed along the Havant Road in an easterly direction, proceed under the A3 flyover taking the first exit into Bedhampton Hill, take the second exit at the mini roundabout into Bedhampton Road, bear left at the traffic lights into Hulbert Road where the access into 'Bygones' can be found on the right hand side almost opposite the junction with Newbarn Road.



Bygones

Approximate Gross Internal Area
 Main House = 1529 Sq Ft / 142.12 Sq M
 Garage = 302 Sq Ft / 28.08 Sq M
 Total = 1832 Sq Ft / 170.20 Sq M

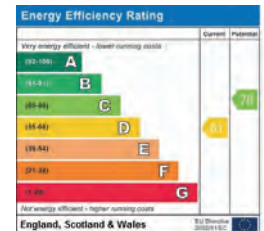


GROUND FLOOR

FIRST FLOOR

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