



7 Larkspur Gardens Holbury, Southampton

- Detached Bungalow
- Four Double Bedrooms one with En-suite
- Large Lounge Diner
- Good Sized Kitchen

Asking Price Of - £425,000

EPC Rating

TBC





Property Description

LOUNGE DINER 17' 11" x 11' 01" (5.46m x 3.38m)
The spacious double aspect lounge has patio doors leading out onto the lovely rear gardens, and there is also a window to the front of the property, making for a really light and airy room. There is a feature inglenook stone fireplace with stone hearth. This is a generous sized room and there is plenty of room for sofas and lounge furniture.



KITCHEN 13' 04" x 8' 00" (4.06m x 2.44m) The kitchen has a good range of floor and wall units in a taupe gloss finish. There is also an additional oak wall unit with glass fronted cupboards and display shelving. There is a stainless steel sink and drainer with chrome mixer taps, and there is space and plumbing for a washing machine. There is a built in Stoves double oven, and an electric hob, and there is room for a fridge freezer. The walls and floor are tiled. The glazed back door leads to the utility room, and with the window over the sink, this is lovely light room.



UTILITY ROOM The utility room is a useful additional room accessed from the kitchen. It is brick built with UPVC double glazed windows and door, and has a tiled floor. There is plumbing and a useful utility sink. There is a radiator and the door leads out to the back garden.

BEDROOM FOUR 14' 01" x 7' 03" (4.29m x 2.21m) This bedroom is adjacent to the kitchen and there are patio doors leading to the rear garden. The room is currently being used as a dining room and there is a door leading to bedroom 2.



BEDROOM TWO 13' 02" x 9' 00" (4.01m x 2.74m) This double bedroom has a window looking out onto the rear garden with a radiator under. It currently has a range of fitted wardrobes and storage cupboards surrounding the bed.

FAMILY BATHROOM 8' 05" x 5' 09" (2.57m x 1.75m) The family bathroom is a good sized room. There is a bath, a basin in a tiled surround and with built in vanity cupboard under, and there is a low level W.C. The room has fully tiled walls, and there are 2 windows making this a lovely light and bright room.



ENSUITE 4' 07" x 5' 06" (1.4m x 1.68m) The en-suite to the master bedroom has a walk in shower cubicle, a low level W.C and a vanity wash basin. There is a window allowing natural light into the room. The walls and floor are tiled, and there is a radiator.

MASTER BEDROOM 15' 11" x 17' 11" (4.85m x 5.46m) The master bedroom has double aspect windows making this a lovely light room. There are 2 sets of fitted wardrobes giving plenty of storage space. There are radiators under each window.



BEDROOM THREE 7' 02" x 9' 09" (2.18m x 2.97m)
This single bedroom has a window to the front of the property with a radiator under, and is accessed from the main hallway.

OUTSIDE REAR GARDEN 57' 0" x 58' 0" (17.37m x 17.68m) The rear garden is larger than average and is enclosed with fencing and mature hedges, making this a lovely private space. Outside the lounge diner there is a patio area, ideal to open up the lounge doors and enjoy the sun. There is a large summerhouse, and a greenhouse, both have paved areas around them, and there is also a useful storage shed. The garden is laid mostly to lawn, and there are some mature shrubs and flower beds.

FRONT GARDEN The large front garden has a large lawn area and some mature ornamental trees. There is a private driveway and path leading to the front door. There is fencing to 1 side, and to the front, and there is a side gate giving access to the back garden.

GARAGE 18' 03" x 8' 02" (5.56m x 2.49m) The great sized single garage has a rear window and an electric up and over door.

ADDITIONAL INFORMATION Larkspur Gardens is a lovely cul-de-sac and is close to schools, shops and local amenities. Holbury is close to The New Forest National Park, and the local beaches of Lepe and Calshot are close by. Holbury Manor Country Park is a short walk away, and the popular recreation & sports centre of Gang Warily is near. The market town of Hythe, with the historic pier and ferry to Southampton, is a short drive away, and there are good transport links.

ABOUT THE PROPERTY This good sized four double bedroom detached bungalow has great scope for modernization. The huge rear garden allows space for a rear extension, and the rooms within the bungalow could be reconfigured, subject to building and planning regulations. The bungalow is set on a large plot in a good position, and is in a quiet cul-de-sac in a favoured area of Holbury.

Chain Free





GROUND 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack 03/24

Hotspur House
Prospect Place
Hythe
Southampton
Hampshire
SO45 6AU

www.hytheandwaterside.com
darren@hytheandwaterside.com
0238 0845 434

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

