



**Connells**

Ipley Way  
Hythe Southampton





## Property Description

Welcome to this charming three bedroom Semi-Detached House located on Ipley Way in the picturesque town of Hythe. Step inside to discover a beautifully designed open-plan living space, featuring a modern gloss finish kitchen equipped with integrated appliances that effortlessly flows into the dining area. Natural light floods the home through the French doors that lead to a tastefully landscaped rear garden, complete with a cosy lounge that offers serene views of the outdoor space. On the ground floor, you'll find a convenient utility space and a cloakroom, adding to the practicality of the home.

Ascend to the first floor, where two spacious double bedrooms come complete with built-in wardrobes, alongside a smaller third bedroom. Enjoy the luxury of an en-suite shower room attached to bedroom one, as well as a stylish family bathroom. Externally, this property stands out with its meticulous landscaping. A spacious driveway provides ample parking, while the split-level rear garden boasts a lovely seating area and a built-in swimming pool, making it ideal for entertaining or simply unwinding on warm days.

Don't miss the chance to make this delightful property your new home!

## Entrance Hall

Spacious entrance hall with window to the front aspect.

## Cloakroom

A convenient ground floor WC with hand wash basin.

## Open Plan Living And Kitchen

29' 2" x 17' 10" ( 8.89m x 5.44m )

An L shaped room with a modern fitted kitchen in a white gloss finish, featuring integrated appliances, french doors to the rear garden and window to the front aspect, wood laminate flooring flows throughout the ground floor living space. Following on from the kitchen there is a dining area with french doors to the rear garden and a cosy lounge with window to the rear aspect.

## Utility Room

10' 6" x 7' 5" ( 3.20m x 2.26m )

Can be accessed from the kitchen or entrance hall a versatile space with built in storage.

## First Floor

### Bedroom One

8' 7" x 10' 8" ( 2.62m x 3.25m )

Carpet flooring, window to the rear aspect, two built in wardrobes and access to the en-suite.

### En-Suite

7' 11" x 6' 11" ( 2.41m x 2.11m )

Modern shower room with fully tiled walls and flooring, WC, hand wash basin and window to the front aspect.

### Bedroom Two

17' 3" x 8' 8" ( 5.26m x 2.64m )

A second double bedroom with carpet flooring, built in wardrobe and dual aspect windows to the front and rear.

### Bedroom Three

11' 1" x 7' 10" ( 3.38m x 2.39m )

Carpet flooring and window to the rear aspect.

### Bathroom

8' 4" x 6' 3" ( 2.54m x 1.91m )

Modern bathroom with fully tiled walls and flooring, bath with rain fall shower over, hand wash basin, WC and window to the front aspect.

## External Features

At the front of the property you will find a generous stamped concrete driveway with space for multiple vehicles and timber fence.

The rear garden has been fully landscaped and is split over three levels with a paved patio/seating area accessed directly from the open plan living space with raised flower beds around. On the second level there is artificial lawn and a built in swimming pool, on the upper level you will find a summer house, shed and additional seating area.

## Location

Nestled in the desirable area of Hythe, Ipley Way offers a charming and convenient location. This sought-after address boasts a tranquil residential setting, while still being within easy reach of local amenities, schools, and transport links. Enjoy the best of both worlds – a peaceful retreat with the vibrancy of Hythe just a stone's throw away. Discover the perfect place to call home on Ipley Way.

Schools:

Waterside Primary School

Noadswood Secondary School



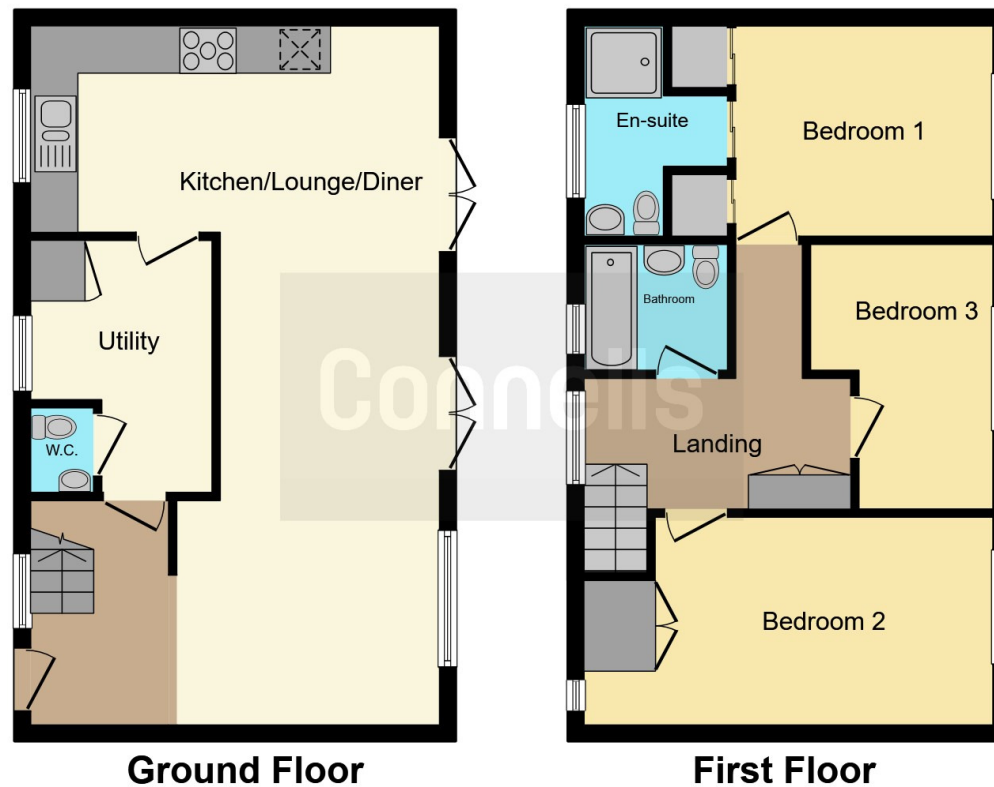












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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