



10 Nash Road
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4RR

Southampton – 12 miles, M27 - 9 miles, Lymington – 9 miles, Lepe Beach – 6 miles, walking distance of Beaulieu Heath (distances are approximate).

A spacious detached bungalow refurbished in the last two years, in favoured location. Walking distance of Orchard/Noadswood schools.
£625,000

Gas central heating, double glazing, cavity wall insulation, refitted en-suites and bathroom, brick built double garage and store, ample parking for caravan/motor home/boat behind wide double gates.



ACCOMMODATION

Entrance hall, lounge, dining room, kitchen/breakfast room, utility room, 3 bedrooms, 2 en-suite shower rooms, family bathroom.

ENTRANCE PORCH

ENTRANCE HALL Access to roof space via loft ladder and radiator.

LOUNGE c.5.79m x 4.75m (19' x 15'7" plus bay). Period style fire surround with fitted coal effect gas fire, TV point, radiator and double doors to:

DINING ROOM c.3.66m x 3.51m (12' x 11'6"). Patio doors to garden, radiator. Archway to:

KITCHEN/BREAKFAST ROOM c. 3.05m x 4.50m (16'6" x 14'9" maximum measurements). Part tiled walls, extensively refitted with inset single drainer enamel sink unit with adjoining corner worktop, low level cupboards and drawers and space for dishwasher, separate plumbing. 'Neff' five burner gas hob with extractor over. Adjoining base unit housing 'Neff' double oven. Further worktop with low level cupboards and drawers, space for fridge/freezer to



one side and wall cupboards over. Worktop with low level cupboards and drawers and broom cupboard to one side. Double radiator, recessed ceiling lights, stable door to garden, arch to:

UTILITY ROOM c. 2.82m x 1.83m (9'3" x 6'). Part tiled walls, single drainer stainless steel sink unit with adjoining corner worktop, low level cupboards and drawers and space for washing machine, separate plumbing. Linen cupboard. 'Ideal' gas combination boiler for central heating and hot water.

BEDROOM 1 c. 4.14m x 3.81m (13'7" x 12'6"). Double radiator and door to:

EN-SUITE SHOWER ROOM Fully tiled double shower cubicle with glass sliding door. Vanity hand basin with cupboard beneath and adjoining WC with concealed cistern. Chromium heated towel radiator.

BEDROOM 2 c. 3.53m x 3.38m (11'7" x 11'1"). Double radiator, TV point and door to:



EN-SUITE SHOWER ROOM Fully tiled double shower cubicle with glass sliding door. Vanity hand basin with cupboard beneath and adjoining WC with concealed cistern. Chromium heated towel radiator.

BEDROOM 3 c. 3.81m x 3.48m (12'6" x 11'5")
Double radiator and TV point.

BATHROOM Part tiled walls, panelled bath, vanity hand basin, low level WC suite, chromium towel radiator and extractor fan.

OUTSIDE Approached from Nash Road is a long tarmac driveway down the side of the bungalow giving access to a large parking area beyond which gives access to the **DOUBLE GARAGE/WORKSHOP** and **LEAN TO GREENHOUSE**. There are also wide double gates from Blenheim Gardens leading in to the parking area with ample space for boat, caravan or motor home. **GARAGE** c. 5.56m x 5.26m (18'3" x 17'3") with electronic up and over door, light and power and open access to **ADJOINING WORKSHOP** c. 5.26m x 3.66m (17'3" x 12') with electricity connected and double glazed double doors to garden. **TIMBER GARDEN SHED** c. 4.88m x 3.05m (16' x 10') with electricity connected. The property occupies a mature plot with the **FRONT GARDEN** being laid to lawn with well stocked flower and shrub beds, including mature shrubs, trees and bushes. Access through to the **REAR GARDEN** that offers a good degree of privacy with area of lawn, decked area, further well stocked flower and shrub beds and small vegetable section.

COUNCIL TAX BAND 'F' – payable 2016/17 - £2233.72.

GROSS SQUARE MEASUREMENTS 138.5 sq .metres (1490.4sq. feet) approx.



EPC 'D' (before updating).

TENURE The agents are advised this property is **FREEHOLD**. However, documentation has been requested to verify this.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am - 3.00pm

JRS/TW/08.16

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Ground Floor

Approx. 138.5 sq. metres (1490.4 sq. feet)



Total area: approx. 138.5 sq. metres (1490.4 sq. feet)



DIRECTIONS Leave Hythe via New Road and Langdown Lawn, passing the hospital on your left. At the roundabout proceed across towards Dibden Purlieu and on reaching the village turn right into North Road. Nash Road is the third turning on the left, with the property being situated on the right.

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