



1 Dibden Lodge Close, Hythe SO45 6AY

paul jeffreys



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AN EXTENDED SEMI DETACHED HOUSE ON GOOD SIZED PLOT WITHIN VERY SHORT WALK OF HYTHE VILLAGE AND WATER FRONT

Gas central heating, smooth plastered ceiling throughout, ample parking and garage.

ACCOMMODATION

Entrance hall, lounge, dining room, family room, kitchen, utility room, cloakroom, 3 bedrooms, bathroom.

ENTRANCE HALL Part glazed leaded light front door, wood laminate flooring, radiator, stairs with open storage below, storage cupboard, thermostat control and telephone point.

LOUNGE c.3.95m x 3.95m (13' x 13'). Front aspect window, radiator, fireplace with gas coal effect fire, covered ceiling, TV point, glazed double doors to:

DINING ROOM c.3.33m x 3.10m (10'11" x 10'2"). Fireplace, wood laminate flooring, telephone point, covered ceiling, door to kitchen and square arch to:

FAMILY ROOM c.3.48m x 3.34m (11'5" x 11'). Double radiator, coved ceiling, rear aspect window and sliding patio door to rear garden. Wood laminate flooring.

KITCHEN c.3.08m x 2.80m (10'1" x 9'2"). Comprising inset single drainer stainless steel 1.5 bowl sink unit with one cupboard below and space and plumbing for

dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Range of wall cupboards, gas 'New World' hob, 'Creda' electric oven, space for fridge, extractor fan, door to hall and glazed door to:

UTILITY ROOM c.1.88m x 1.47m (6'2" x 4'10"). Space for fridge/freezer, space and plumbing for automatic washing machine, UPVC double glazed door and glazed side panel to side of property and door to:

CLOAKROOM Comprising WC with concealed cistern, wash hand basin and rear aspect window.

AGENTS NOTE: The utility and cloakroom are of single skin construction.

LANDING Side aspect window and airing cupboard with 'Worcester' gas fired combination boiler. Hatch to loft space.

BEDROOM 1 c.3.96m x 3.96m (13' x 13'). Front aspect window and radiator.

BEDROOM 2 c.3.15m x 3.11m (10'4" x 10'2"). Rear aspect window and radiator.

BEDROOM 3 c.3.03m x 2.11m (9'11" x 6'11"). Rear aspect window and radiator.



BATHROOM Comprising panelled bath with fully tiled surround and 'Triton' shower over. Pedestal wash hand basin, close coupled WC, shaver socket, radiator, storage cupboard, 'Dimplex' wall heater and front aspect window.

OUTSIDE FRONT GARDEN: Large flower and shrub bed, gravel area to the immediate front of the property, concrete drive with parking for approximately two cars leading to garage with power and light, roof storage, windows and door leading to CARPORT (also approached from the drive) being partially enclosed with access to the REAR GARDEN: Approximate width is 20.12m/66' with an approximate depth of 13.72m/45'. Large paved patio with tap, pond, raised vegetable plot, various fruit trees, lanwed area and two sheds.

COUNCIL TAX BAND 'C' – payable 2017/18 - £1440.13

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 103.6 sq. metres (1115.3 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

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.

DIRECTIONS From our office proceed via Prospect Place to the roundabout with Jones Lane and turn left into Jones Lane. Dibden Lodge close will be found as the only turning on the right hand side and the property will be found immediately on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

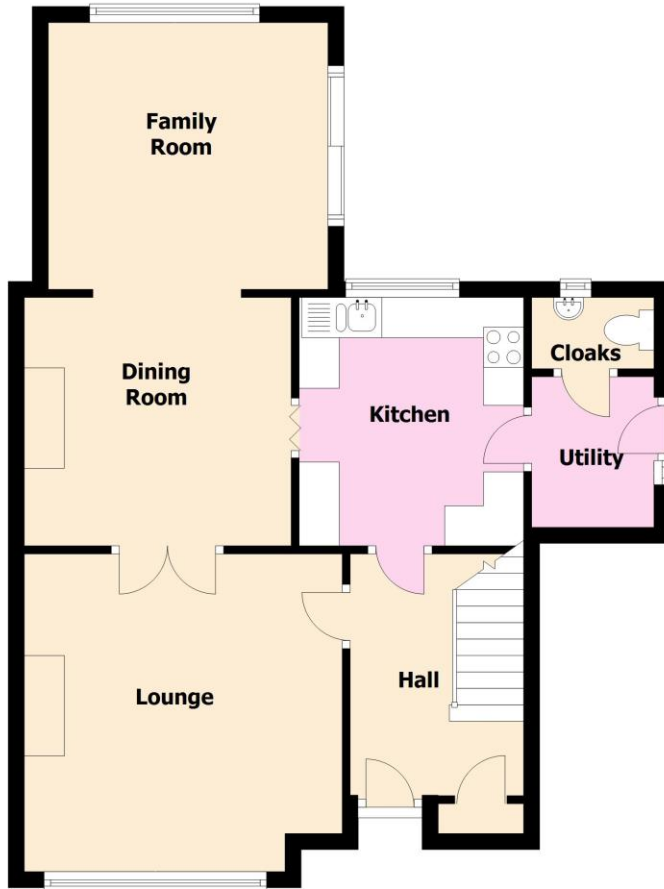
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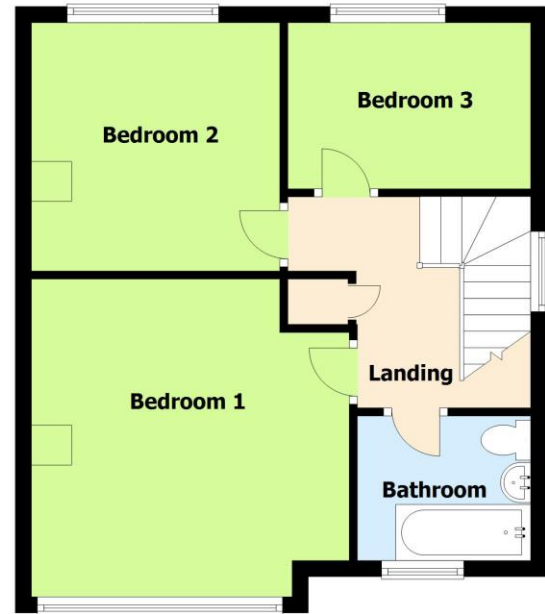
Ground Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 102.3 sq. metres (1100.8 sq. feet)

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.

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