



14 Amberslade Walk, Dibden Purlieu SO45 4NW

paul jeffreys



14 Amberslade Walk, Dibden Purlieu

A SPACIOUS DETACHED HOUSE,
WITH THE BENEFIT OF LARGE BASEMENT WHICH IN
CONJUNCTION WITH INTEGRAL GARAGE COULD BE
UTILISED AS AN ANNEXE, GYM OR OFFICE/STUDIO
Gas central heating, UPVC double glazed windows &
doors, plastic fascias/soffits/gutters, short walk of Dibden
Purlieu village

ACCOMMODATION

Entrance hall, shower room, lounge, kitchen/diner,
3 bedrooms, bathroom

ENTRANCE HALL UPVC double glazed front door with
glazed side panel, wood flooring, radiator, telephone
point, stairs to first floor with door leading to staircase
leading to basement.

SHOWER ROOM Refitted with white suite comprising
corner shower unit, wash hand basin, close coupled WC,
fully tiled walls, tiled floor, heated towel rail, smooth
plastered ceiling with recessed downlighters, side aspect
window.

LOUNGE c.6.09m x 3.35m (20' x 11'). Double radiator,
electric fire with brick hearth and brick chimney breast
(open chimney behind fire), TV point, rear aspect
window, glazed double doors with glazed side panels
leading to rear garden.

KITCHEN/DINER c.6.09m x 3.35m (20' x 11'). Refitted,
comprising inset stainless steel 1.5 bowl sink unit with

cupboards below and integrated dishwasher, range of base
units with cupboards and drawers with worktops above
with concealed lighting over and tiled splashbacks. Range
of wall cupboards, 'Neff' ceramic electric hob with stainless
steel extractor hood over, 'Neff' electric double oven with
cupboards above and below, integrated fridge, peninsular
breakfast bar with cupboards below, tile effect wood
laminated flooring, front aspect window. Dining Area: Front
aspect box bay window, double radiator, TV point.

LANDING Side aspect window, hatch to loft space, smooth
plastered ceiling, radiator, large built in double storage
cupboard.

BEDROOM 1 c.3.58m x 3.35m (11'9" x 11'). Two built in
double wardrobes, radiator, rear aspect window.

BEDROOM 2 c.3.07m x 2.94m (10'1" x 9'8" excl wardrobe).
Radiator, built in double wardrobe, front aspect window.

BEDROOM 3 c.2.94m x 2.35m (9'8" x 7'9"). Built in double
wardrobe, radiator, front aspect window.

BATHROOM Refitted with white suite and fully tiled walls,
comprising pea shaped shower-bath with curved shower
screen and plumbed in shower, close coupled WC, wash
hand basin in vanity unit, light/shaver socket, chrome
heated towel rail, tiled floor, smooth plastered ceiling with
recessed downlighters, airing cupboard with radiator, rear
aspect window.



BASEMENT UTILITY ROOM c.4.52m x 2.97m (14'10" x 9'9").
Comprising inset 1.5 bowl single drainer sink unit with cupboards below and adjoining drawer unit and adjoining worktop with space and plumbing for automatic washing machine and space for tumble dryer. Tiled floor, smooth plastered ceiling, stairs to hall, door to:

OFFICE/PLAYROOM c.3.48m x 2.98m (11'5" x 9'9"). Double radiator, smooth plastered ceiling. NB There is no window to this room.

OUTSIDE FRONT GARDEN: Arranged on two tiers with flower bed and small gravel area, there is garden area to both sides of the property by way of flower and shrub beds, outside tap. Driveway with parking for two vehicles side by side leading to **INTEGRAL GARAGE** c.7.89m x 3.04m (25'11" x 10') with side aspect window, door to utility room, 'Worcester' gas fired boiler. Side pedestrian access to **REAR GARDEN:** Full width paved patio, flower and shrub beds, steps leading up to lawned area. The rear garden is fully enclosed.

COUNCIL TAX BAND 'D' – payable 2017/18 - £1,620.15.

EPC RATING To be confirmed.

GROSS SQUARE MEASUREMENTS 130.3 sq. metres (1,409.3 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.

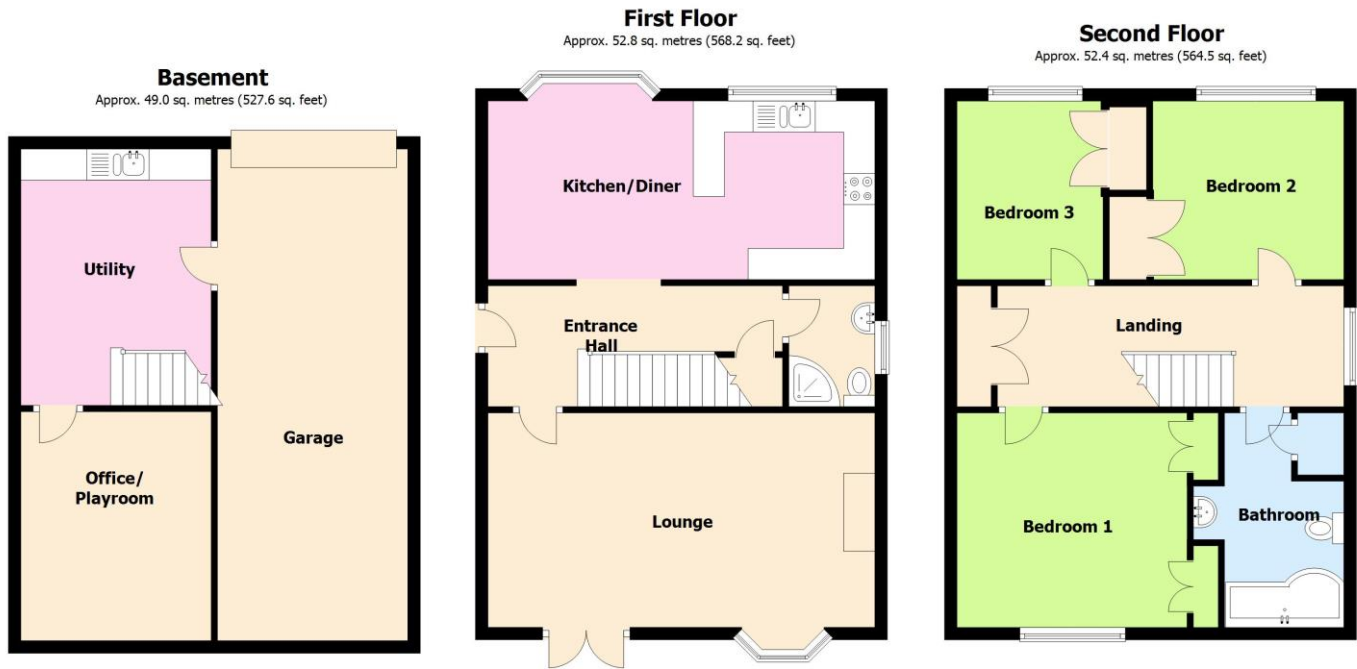
DIRECTIONS Leave Hythe via New Road leading onto Langdown Lawn. Continue along this road proceeding over the Whitewater Rise roundabout heading towards Dibden Purlieu. Amerberslade Walk will be found as the 1st turning on the left with the property located in on the right.

VIEWING STRICTLY BY APPOINTMENT

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







Total area: approx. 154.2 sq. metres (1660.3 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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