



4 Ingelnook, Ingle Glen, Dibden Purlieu SO45 4ND

paul jeffreys



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AN IMMACULATE 3 BEDROOM SEMI-DETACHED HOUSE
Gas central heating, double glazing, 2 parking spaces,
incredibly attractive garden.

ACCOMMODATION

Entrance hall, kitchen/breakfast room, lounge/diner,
cloakroom, 3 bedrooms, en suite, bathroom, garden.

ENTRANCE HALL UPVC part glazed front door, radiator,
door to:

CLOAKROOM WC, wash hand basin in vanity unit with tiled
splashback, heated towel rail, extractor fan, front aspect
window.

KITCHEN c.3.68m x 2.55m narrowing to 2.33m (12'1" x
8'4" narrowing to 7'8"). Range of base units with
cupboards and drawers, built in fridge/freezer, built in
dishwasher, built in oven & hob, extractor fan over,
worktops, stainless steel sink unit, tiled splashbacks,
range of wall cupboards, radiator, washer/ dryer included,
front aspect window.

LOUNGE c.4.68m narrowing to 3.73m x 3.96m narrowing
to 2.76m (15'4" narrowing to 12'3" x 13' narrowing to
9'1"). Understairs cupboard, two radiators, patio doors
with glass side panels leading to rear.

LANDING Access to loft space with pull down ladder and
boarded, airing cupboard with 'Vaillant' boiler.

BEDROOM 1 c.3.68m narrowing to 3.11m x 3.00m (12'1"
narrowing to 10'2" x 9'10"). Radiator, front aspect window,
door to:

EN SUITE WC with concealed cistern, wash hand basin in
vanity unit, chrome heated towel rail, shower cubicle with
plumbed in shower above and tiled surround, extractor fan,
front aspect window.

BEDROOM 2 c.2.69m x 2.63m (8'10" x 8'8"). Radiator,
rear aspect window.

BEDROOM 3 c.2.69m x 1.95m (8'10" x 6'5"). Radiator,
rear aspect window.

BATHROOM WC with concealed cistern, wash hand basin
in vanity unit, panelled bath with mixer tap shower fitment
above, glass shower door and tiled surround, radiator,
extractor fan, side aspect window.

OUTSIDE

REAR GARDEN: Raised flower beds with sleepers, mature
shrubs, garden shed, patio area, side gate to drive.

FRONT GARDEN: Small paved area, garden tap, driveway
for two cars.



COUNCIL TAX BAND 'C' – payable ` 2018/19 - £1,518.59.

EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 71.7 sq. metres (772 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.

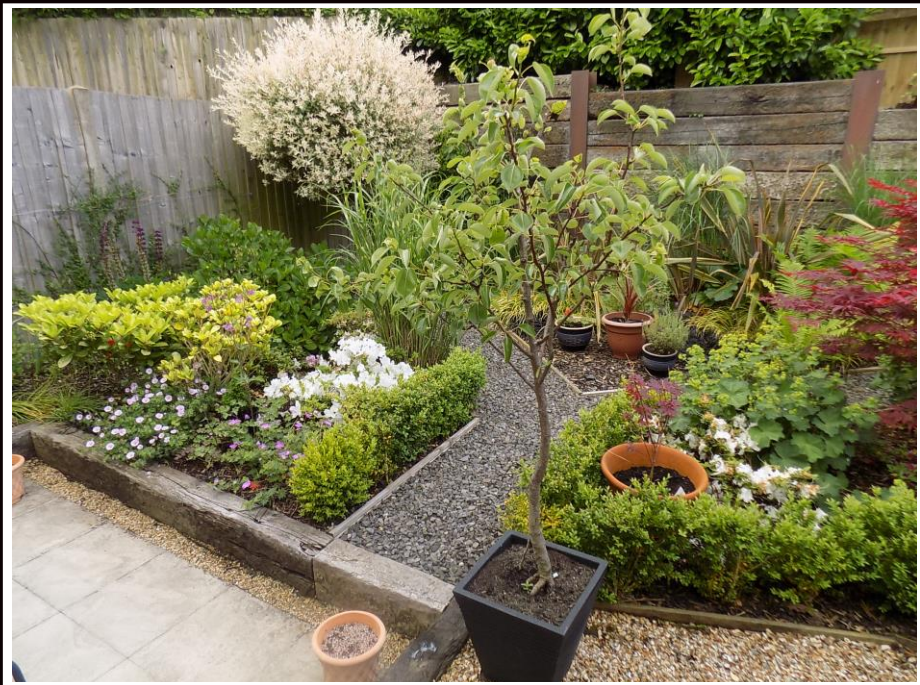
DIRECTIONS Leave Hythe via New Road leading onto Langdown Lawn. Continue along this road proceeding to the Whitewater Rise roundabout, take 1st exit, then 3rd left into Dukeswood Drive and 2nd left into Ingle Glen, turning right where the property will be found at the end at the top of the road.

VIEWING STRICTLY BY APPOINTMENT

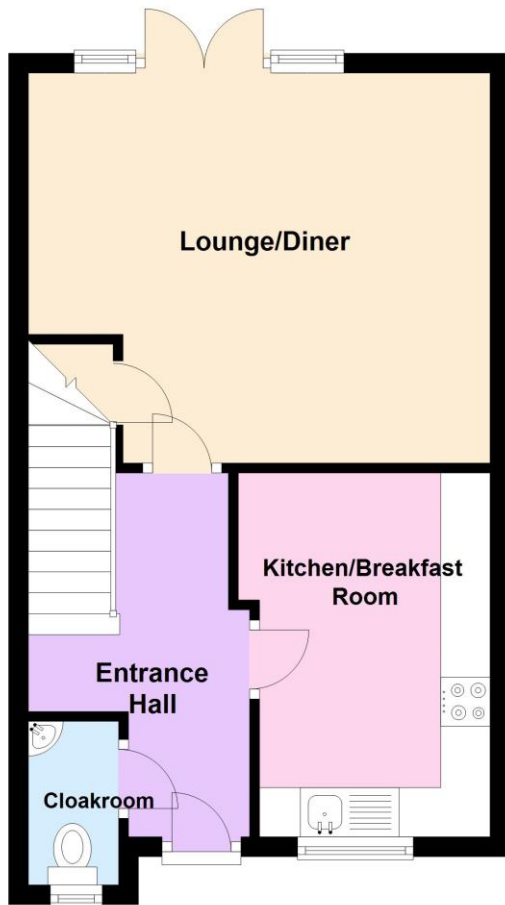
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/6.18





Ground Floor



First Floor



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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