



2 Alder Close, Dibden Purlieu SO45 5SJ

paul jeffreys



## 2 Alder Close, Dibden Purlieu

### AN EXTENDED DETACHED HOUSE IN POPULAR LOCATION

Three double bedrooms, refitted kitchen, refitted shower room, en suite shower room, good sized south-westerly facing 20m/66' rear garden. NO CHAIN.

### ACCOMMODATION

Entrance lobby, cloakroom, lounge, dining room, kitchen, conservatory, 3 double bedrooms, en suite shower room, shower room

**ENTRANCE LOBBY** Replacement part glazed front door, door to lounge and door to:

**CLOAKROOM** White suite comprising wash hand basin, WC, radiator, window.

**LOUNGE** c.4.39m x 3.61m (14'5" x 11'10"). Front aspect window, gas coal effect fire, double radiator, TV point, stairs, arch to:

**DINING ROOM** c.3.46m x 2.74m (11'4" x 9'). Double radiator, window to conservatory, half glazed UPVC door to conservatory, doorway to:

**KITCHEN** c.2.69m x 2.57m (8'10" x 8'5"). Recently refitted with range of attractive grey units comprising composite 1.5 bowl single drainer sink unit with drawers below, integrated slimline dishwasher & integrated washing machine, 'Bosch' stainless steel gas hob with

splashbacks and stainless steel extractor hood over. 'Lamona' built in electric oven with drawers below, one base unit with worktop above, space for fridge/freezer, rear aspect window with integrated blinds.

**CONSERVATORY** c.4.18m x 3.63m (13'9" x 11'11"). Of UPVC double glazed construction with solid roof with wide door to rear garden.

**LANDING** Airing cupboard with lagged tank, radiator, hatch to loft space, side aspect window.

**BEDROOM 1** c.4.92m x 3.85m to 2.92m (16'2" x 12'8" to 9'7")(L shaped room) Double radiator, front aspect window.

**BEDROOM 2** c.3.42m x 3.18m (11'3" x 10'5"). Radiator, front aspect window, door to:

**EN SUITE** Comprising shower with curtain, wash hand basin, WC, tiled floor, light/shaver socket, radiator, side aspect window.

**BEDROOM 3** c.3.18m x 2.76m (10'5" x 9'1"). Radiator, built in cupboard, rear aspect window.

**SHOWER ROOM** Having been refitted with fully tiled walls and tiled floor with underfloor heating. Comprising walk-in double shower cubicle, wash hand basin, WC, chrome heated towel rail, heated mirror with LED lighting, rear aspect window.



**OUTSIDE FRONT GARDEN:** Bordered to the front boundary by mature hedge, the garden itself having mature shrubs & bushes. Driveway with parking for one car leading to the GARAGE c. 5.54m x 2.56m (18'2" x 8'5") with electrically operated roller garage door, power, light and 'Glow-Worm' gas fired boiler. Side pedestrian access via gate leading to REAR GARDEN: measuring approx. 20m/66' in depth. Large paved patio, two lawned areas, outside tap, wide path leading to rear of garden where there is a timber shed and also mature trees and shrubs. The rear garden has a south-westerly aspect.

**COUNCIL TAX BAND 'D'** – payable 2018/19 - £1,708.41.

**EPC RATING 'D'**.

**GROSS SQUARE MEASUREMENTS** 110 sq. metres (1,184 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 continuing up onto Langdown Lawn. Continue to the roundabout turning right into Upper Mullilns Lane and continue along this road into Challenger Way. The road will then bend round to the right and drop down the hill and at the bottom turn left into Beechwood Way and Alder Close is the 2<sup>nd</sup> turning on the right with the property being the 2<sup>nd</sup> property on the left hand side, indicated by our For Sale board.

#### VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/07.18

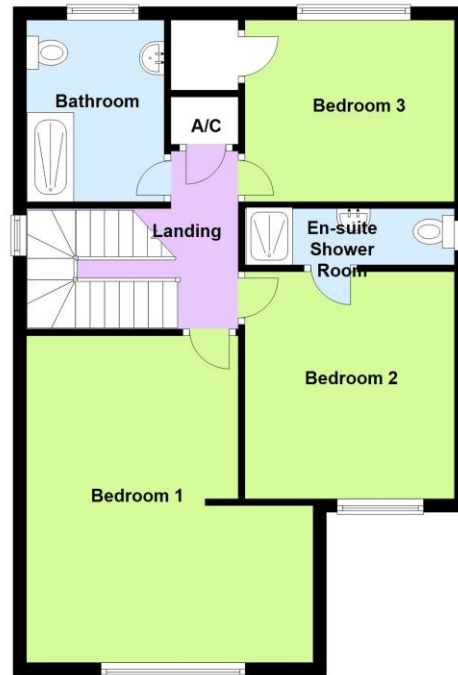




## Ground Floor



## 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.

independent estate agents

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