



34 Drapers Copse, Dibden SO45 5TQ

paul jeffreys





## 34 Drapers Copse, Dibden

### A 10 YEAR OLD PARK HOME ON EDGE OF DEVELOPMENT

Double glazing, LPG central heating, long driveway allows parking for 5/6 cars, potential additional parking, gardens front and rear

### ACCOMMODATION

Entrance hall, L shaped lounge/dining room, kitchen,  
2 bedrooms, en suite shower room, wetroom

ENTRANCE HALL Radiator, cloaks cupboard.

L SHAPED LOUNGE/DINING ROOM c.6.58m x 5.93m (21'7" x 19'6" L shaped maximum). Triple aspect windows, three radiators, fire surround with fitted coal effect electric fire, dining room table, 4 chairs, sideboard and TV table to remain, doo to:

KITCHEN c.3.51m x 2.60m (11'6" x 8'6"). Part tiled walls, inset single drainer stainless steel sink unit with adjoining worktop, low level cupboards and drawers and 'Bosch' washing machine to remain. Space for fridge/freezer, cupboard housing 'Worcester' liquid petroleum gas fired boiler for central heating and hot water. Further worktop with low level cupboards and fitted stainless steel 4 burner gas hob with oven beneath, extractor over, adjoining wall cupboard, radiator.

BEDROOM 1 c.2.92m x 2.86m (9'7" x 9'5"). Walk-in wardrobe cupboard, radiator, door to:

EN SUITE SHOWER ROOM Fully tiled shower cubicle, pedestal hand basin, low level WC suite, radiator.

BEDROOM 2 c.4.48m x 2.91m (14'8" x 9'7"). Radiator, double doors to garden.

WETROOM Fully tiled plumbed in shower, hand basin, low level WC suite, extractor and window, chromium heated towel rail.

OUTSIDE Long driveway allows parking for 5/6 cars. On the opposite side to the drive is a pea shingle area, which could convert to additional parking if required. The majority of the garden to the front and side is pea shingle, the rear garden is of good side with tarmac area and further pea shingle area with a number of trees and shrubs. Garden shed, outside tap, octagonal summer house.

COUNCIL TAX BAND To be advised.

EPC RATING Not applicable.

Metered water and electricity.

PARK HOME RULES No age restriction, only one cat or dog per home permitted. Monthly licence fee of £157.97 payable to General Estates Ltd.

GROSS SQUARE MEASUREMENTS 79.8 sq. metres (859 sq. feet) approx.

DIRECTIONS Leave Hythe via Prosepct Place and Jones Lane, at the end turn right into Southampton Road and after approx. ½ mile turn left into Claypits Lane. Drapers Copse will be seen on the left hand side after approx. ¼ mile and on entering the park home site take 1<sup>st</sup> right and at the end turn right where the park home is situated.

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 7 DAYS A WEEK.  
JRS/HC/07.18



## Ground 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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