



4 Chaveney Close, Dibden Purlieu SO45 4JW

paul jeffreys



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AN IMPROVED DETACHED BUNGALOW, IN QUIET CLOSE WITHIN SHORT LEVEL WALK OF DIBDEN PURLIEU VILLAGE

Recently refitted kitchen with built in appliances, shower room, 2 reception rooms, 3 bedrooms, gas central heating, UPVC double glazed windows, plastic fascias/soffits/gutters, ample parking with garage & space for caravan

ACCOMMODATION

Lobby, hall, lounge, dining room, kitchen, conservatory, 3 bedrooms, shower room

LOBBY With half glazed front door with further part glazed door to:

HALL Radiator, telephone point, hatch to loft space, thermostat control.

DINING ROOM c.2.72m x 2.72m (8'11" x 8'11"). Radiator, window & glazed door leading to conservatory, door to hall and to kitchen, folding doors leading to:

LOUNGE c.5.12m x 3.63m (16'10" x 11'11"). Front aspect window, radiator, TV point, recessed gas fire.

KITCHEN c.3.92m x 3.04m (12'10" x 10'). Having recently been completely refitted with range of gloss cream coloured units comprising inset acrylic single drainer sink unit with cupboard below and integrated

dishwasher, integrated 'Bosch' washing machine & integrated 'CDA' tumble dryer. Range of base units with cupboards & drawers with worktops above with matching upstands, range of wall cupboards, one housing 'Worcester Greenstar' gas fired boiler, pull out corner carousel unit, integrated fridge and freezer, 'John Lewis' ceramic electric hob with stainless steel extractor hood over, 'John Lewis' electric double oven with cupboards above & below, smooth plastered ceiling with recessed downlighters, rear aspect window, half glazed door to side of property.

CONSERVATORY c.4.45m x 3.34m (14'7" x 11'). Of part brick UPVC double glazed construction with glass roof, glazed double doors to rear garden, electric radiator.

BEDROOM 1 c.3.40m x 3.33m (11'2" x 10'11"). Front aspect window, radiator.

BEDROOM 2 c.3.33m x 3.11m (10'11" x 10'2"). Rear aspect window, radiator, built in double wardrobe also housing lagged tank & immersion.

BEDROOM 3 c.3.33m x 1.77m (10'11" x 5'10"). Side aspect window, radiator, built in double wardrobe.

SHOWER ROOM White suite comprising corner shower cubicle with 'Mira' shower, pedestal wash hand basin, close coupled WC, part fully tiled walls, radiator, extractor fan, window overlooking conservatory.



OUTSIDE FRONT GARDEN: Large area of block paving with ample parking including space for caravan. Flower beds. Side pedestrian access to both sides of the property leading to **REAR GARDEN:** Of small size, being easy to maintain, lawned area, paved patio. **GARAGE** c.4.91m x 2.74m (16'1" x 9'). Power & light, side aspect window and part glazed door to side of property.

COUNCIL TAX BAND tbc

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 97.9 sq. metres (1054 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 almost the centre of Dibden Purlieu village, turning left into Watermans Lane and 1st left into Crete Lane, following the road round the right hand bend and take 1st left into Chaveney Close where the property will be found in front of you, 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/12.18





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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