



10 Oak Close, Dibden Purlieu SO45 4PJ

paul jeffreys



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AN IDEALLY LOCATED DETACHED BUNGALOW, WITHIN SHORT LEVEL WALK OF DIBDEN PURLIEU SHOPS & FACILITIES, INCLUDING DOCTORS SURGERY ALSO WITHIN A SHORT WALK OF BEAULIEU HEATH 3 bedrooms, kitchen/diner, conservatory, UPVC double glazed windows & doors, gas central heating

ACCOMMODATION

Entrance porch, hall, lounge, kitchen/diner, conservatory, 3 bedrooms, bathroom, separate WC

OPEN PORCH With front aspect window, UPVC double glazed front door and glazed side panel to:

ENTRANCE HALL Side aspect window, double radiator, airing cupboard with lagged tank and immersion, thermostat control, hatch to loft space.

LOUNGE c.4.97m x 2.85m (16'4" x 9'4"). Rear aspect window, double radiator, coved ceiling, electric fire, sliding patio door to:

CONSERVATORY c.3.16m x 2.64m (10'4" x 8'8"). Of UPVC double glazed construction, being part glazed with two part glazed doors to rear garden, double radiator.

KITCHEN/DINER c.4.76m x 5.36m (15'7" x 17'7" max. measurements as room is L shaped). Comprising stainless steel single drainer sink unit with cupboards below and adjoining worktop with plumbing for automatic

washing machine and space for dishwasher and further space for other appliance. Range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, space for fridge/freezer, space for breakfast table, heating timer, 'Worcester' gas fired boiler, double radiator, two rear aspect windows, half glazed door to side of property.

BEDROOM 1 c.4.05m x 3.02m (13'3" x 9'11"). Radiator, smooth plastered ceiling, front aspect window.

BEDROOM 2 c.3.38m x 3.05m (11'1" x 10'). Radiator, front aspect window, telephone point.

BEDROOM 3 c.2.81m x 2.50m (9'3" x 8'2"). Side aspect window, radiator.

BATHROOM Modern white suite comprising panelled bath with plumbed in shower with fully tiled surround with glass shower screen, wash hand basin, radiator, side aspect window.

SEPARATE WC Wc, radiator, side aspect window.

OUTSIDE - FRONT GARDEN: 3-car drive leading to DETACHED GARAGE with power, light and door to rear garden. Large flower bed, side pedestrian access to the opposite side of bungalow via gate, leading to REAR GARDEN: Greenhouse to immediate rear of property with paved area and path leading round to main area of garden.



This is of good size being very well enclosed and secluded with high hedging to one side boundary. Paved patio, lawned area, well stocked flower & shrub beds, three mature fruit trees, compost area to rear of garden.

COUNCIL TAX BAND 'E' – payable 2018/19 - £2,088.06.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 88.8 sq. metres (955.7 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. Proceed past Hythe Hospital and over the roundabout into the centre of Dibden Purlieu. Turn right into North Road and take 1st left into Oak Road and 1st right into Oak Close. Go round the left hand bend and the property will be found in the far left hand corner, 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/01.19





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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