



8 Roman Way, Dibden Purlieu SO45 4RP

paul jeffreys



8 Roman Way, Dibden Purlieu

AN EXTENDED DETACHED 4 BEDROOM FAMILY HOUSE IN POPULAR LOCATION

Refitted bathroom, UPVC double glazed windows & doors,
gas central heating, garage & drive,
short walk of local schools

ACCOMMODATION

Porch, hall, lounge, dining room, conservatory,
kitchen/family room, 4 bedrooms, refitted bathroom

ENTRANCE PORCH Double glazed sliding front door, part
glazed front door and glazed side panel to:

ENTRANCE HALL Stairs with cupboard below, radiator,
thermostat control, door to kitchen and door to:

LOUNGE c.5.10m x 3.81m (14' x 12'6"). Large front
aspect window, double radiator, fireplace with stone
surround, square arch to:

DINING ROOM c.3.31m x 2.42m (10'10" x 7'11").
Double radiator, window and glazed door to conservatory
and door to:

KITCHEN/FAMILY ROOM c.5.91m x 4.52m to 3.31m
(19'5" x 14'10" to 10'10" room is L shaped).
Kitchen Area: Inset single drainer stainless steel sink unit
with cupboards and drawers below, base units with
cupboards and drawers with worktops above and tiled
splashbacks, peninsular breakfast bar, range of wall

cupboards, large larder, double radiator, window
overlooking conservatory. Family/Breakfast Area: Front
and rear aspect windows, stable door leading to rear
garden, double radiator.

CONSERVATORY c.5.10m x 2.84m (16'9" x 9'4"). With
high level side aspect window and two rear aspect
windows, UPVC sliding patio door leading to rear garden,
tiled floor, worktop with space and plumbing below for
automatic washing machine, sliding door leading to:

CLOAKROOM WC, wash hand basin with tiled splashback,
side and rear aspect windows (not double glazed). NB The
conservatory and cloakroom are of single skin construction.

LANDING Airing cupboard with hatch to loft with drop
down ladder, airing cupboard housing 'Ideal' gas fired boiler
and lagged tank.

BEDROOM 1 c.4.25m x 3.15m (13'11" x 10'4"). Front
aspect window, radiator, telephone point, full length range
of built in wardrobes with 4 mirrored sliding doors.

BEDROOM 2 c.4.53m x 2.62m (14'10" x 8'7"). Front and
rear aspect windows, double radiator, stripped wood floor,
telephone point.

BEDROOM 3 c.3.27m x 3.03m (10'9" x 9'11" max.
measurements as room is L shaped). Rear aspect window,
radiator, telephone point.



BEDROOM 4 c.4.25m x 2.42m to 1.40m (13'11" x 7'11" to 4'7" max. measurements as room is L shaped). Front aspect window, radiator, stripped wood floor, 3 built in cupboards.

BATHROOM Having recently been refitted with fully tiled walls and white suite comprising panelled bath with mixer tap shower attachment over, wash hand basin in vanity unit, WC with concealed cistern, corner shower cubicle with curved glass doors with 'Mira' shower, chrome heated towel rail, smooth plastered ceiling with recessed downlighters, tiled floor, under floor heating and rear aspect window.

OUTSIDE FRONT GARDEN: Bordered by low brick wall, two lawned areas, flower and shrub beds, side pedestrian iron gate giving access to **REAR GARDEN:** Measures approx. 13m/45' in depth, being fully enclosed with brick wall and fencing, two paved patio areas, lawned area, flower and shrub beds, timber shed, pedestrian gate leading to driveway and to brick built **GARAGE** which is situated at the bottom of the garden.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 130 sq. metres (1,403 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.

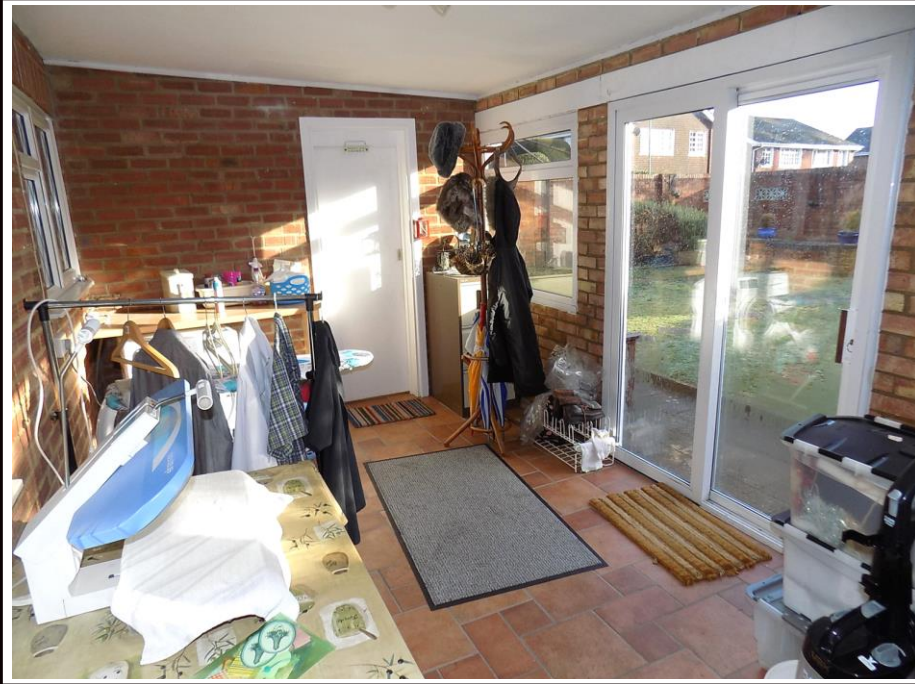
DIRECTIONS Leave Hythe via New Road and Langdown Lawn, follow this road and cross over the roundabout with Whitewater Rise, continuing through the centre of Dibden Purieu. On reaching The Heath roundabout take the 5th exit into Roman Road and Roman Way will be found some way along as the 3rd turning right with the property located in on the right hand side on the corner.

VIEWING STRICTLY BY APPOINTMENT

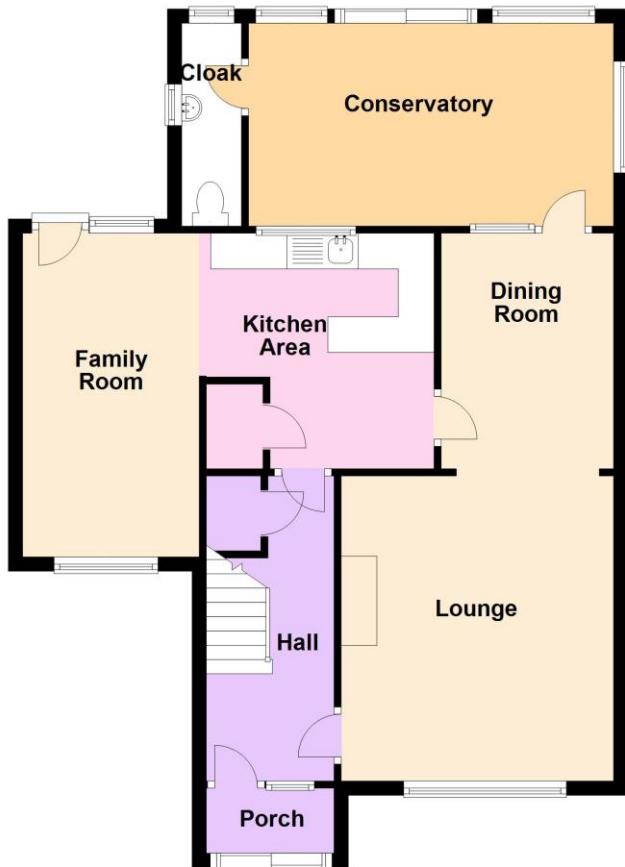
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/12.18

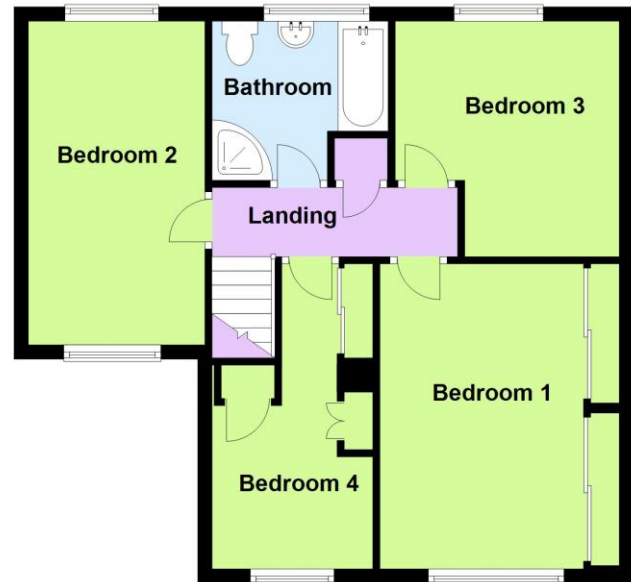




Ground Floor



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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