



6 Oak Close, Dibden Purlieu SO45 4PJ

paul jeffreys



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AN EXTENDED DETACHED BUNGALOW WITHIN SHORT LEVEL WALK OF DIBDEN PURLIEU VILLAGE & BEAULIEU HEATH

Large lounge, separate dining room, gas central heating,
good sized level garden. NO CHAIN.

ACCOMMODATION

Entrance porch, hall, lounge, dining room, kitchen,
3 bedrooms, bathroom

ENTRANCE PORCH Part glazed with part glazed front
door, roof light, further part glazed door to:

ENTRANCE HALL Radiator, telephone point, hatch to loft
with ladder & light.

LOUNGE c.6.11m x 5.50m (20'1" x 18'). Two radiators,
gas fire, telephone point, two rear aspect windows, wood
flooring, galzed door to:

DINING ROOM c.6.12m x 2.34m (20'1" x 7'8"). Double
radiator, thermostat control, side aspect window, sliding
patio door to rear garden, door to hall and door to:

KITCHEN c.3.24m x 2.62m (10'8" x 8'7"). Comprising
inset stainless steel single drainer sink unit with one
cupboard below and space & plumbing for automatic
washing machine and space for slimline dishwasher.
Range of base units with cupboards & drawers with
worktops above and tiled splashbacks, range of wall

cupboards, space below worktop for fridge, 'Neff' gas hob
with extractor hood over, 'AEG' electric double oven with
cupboard below, larder, 'Worcester Greenstar' gas fired
boiler, rear aspect window, half glazed door to drive.

BEDROOM 1 c.3.91m x 3.48m (12'10" excl. wardrobes x
11'5"). Two built in double wardrobes, radiator, front
aspect window.

BEDROOM 2 c.3.78m x 3.57m (12'5" excl. recess x 11'9").
Two built in wardrobes, radiator, airing cupboard with
lagged tank and immersion, front aspect window.

BEDROOM 3 c.2.77m x 2.30m (9'1" x 7'7"). Radiator,
single glazed front aspect window overlooking porch.

BATHROOM Comprising panelled bath with mixer tap
shower attachment and fully tiled surround, WC with
concealed cistern, wash hand basin with vanity unit below,
part fully tiled walls, chrome heated towel rail, electric wall
heater, side aspect window.

OUTSIDE - FRONT GARDEN: Low wall to front boundary,
well stocked flower & shrub beds, lawned area, gravel
driveway with parking for 4/5 cars leading to GARAGE with
power & light and personal door to garden. Direct access
from driveway to REAR GARDEN c. 27m x 15.25m (91' x
50'). Patio, tap, large lawned area, well stocked flower &
shrub beds, fruit trees, vegetable plot, timber shed. The
garden has a southerly aspect. Outside WC.



COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 120.9 sq. metres (1301 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

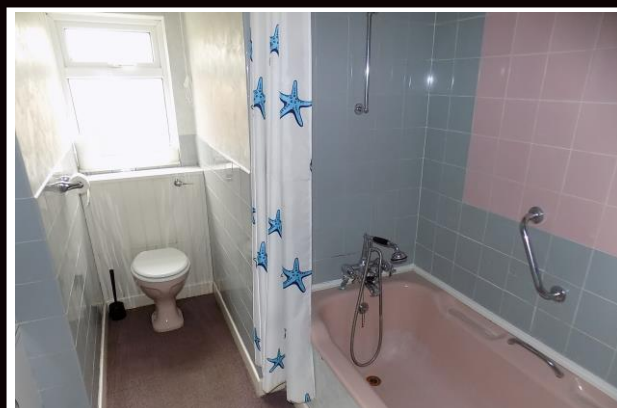
NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. Continue along this road passing over the roundabout into Beaulieu Road and to the centre of Dibden Purlieu. Turn right into North Road and 1st left into Oak Road and 1st right into Oak Close. Follow the road round the left hand bend and the property will be found in on the left.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/04.19





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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