



17 Fletcher Close
Dibden

paul jeffreys

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Dibden | SO45 5UY

Southampton – 11 miles, Lymington 7 miles ,
M27 - 9 miles, Hythe village – 2 miles
(distances are approximate)

An extended detached family
house, within easy reach of
Beaulieu Heath leading on to the
New Forest
£465,000

Gas central heating, double glazing, oak stripped
flooring to the ground floor, South Westerly rear
aspect, garage and parking for 2 cars.



ACCOMMODATION
Entrance hall, cloakroom, lounge, dining room,
conservatory, kitchen/breakfast room, utility room, 5
bedrooms, en-suite shower room, en-suite bathroom, family
shower room

ENTRANCE HALL Thermostat, double doors to lounge and
door to:

CLOAKROOM Low level WC, hand basin with tiled
splashback and cupboard beneath. Radiator.

LOUNGE c.5.59m x 3.38m (18'4" x 11'1" plus square bay).
Period style fire surround with coal effect gas fire, TV point,
two wall light points and arch to:

DINING ROOM c.3.63m x 2.84m (11'11" x 9'4"). Radiator
and double doors to:

CONSERVATORY c. 3.20m x 2.54m (10'6" x 8'4"
maximum). Double doors to garden.

KITCHEN/BREAKFAST ROOM c.5.03m x 3.51m narrowing
to 2.8m (16'6" x 11'6" narrowing to 9'2"). Part tiled walls,
inset 1.5 bowl single drainer stainless steel sink unit with
adjoining worktop, low level cupboards and drawers and
integrated dishwasher. Peninsular breakfast bar with
cupboards beneath and further worktops with low level
cupboards. Range of wall cupboards and stainless steel



extractor fan. Two radiators, recessed ceiling lights, tiled
floor and double doors to garden. (AGENTS NOTE The
Range cooker and the American Style Fridge freezer can be
purchased at valuation). Door to:

UTILITY ROOM c. .34m x 1.58m (7'8" x 5'2") Part tiled
walls, inset 1.5 bowl single drainer stainless steel sink unit
with cupboard beneath and space for washing machine and
tumble dryer. Wall cupboards, radiator, "Ideal Classic" gas
boiler for central heating and hot water, tiled floor.
Door to Garden.

LANDING Access to roof space, airing cupboard with
factory lagged hot water cylinder.

BEDROOM 1 c. 4.12m x 3.05m (13'6" x 10') maximum
measurements. Mirror fronted wardrobe cupboards,
telephone point, 2 radiators, oak strip flooring. Door to:

ENSUITE SHOWER ROOM Fully tiled shower cubicle with
plumbed in shower, vanity hand basin with draw beneath,
low level WC, chromium towel radiator, recessed ceiling
lights.

BEDROOM 2 c. 3.76m x 3.38m (12'4" x 11'1") Mirror
fronted wardrobe cupboards, TV point, radiator, telephone
point. Door to:

ENSUITE BATHROOM Part tiled walls, panelled bath with
plumbed in shower over, vanity had basin with cupboards



beneath, low level WC suite, shaver point, chromium towel radiator.

BEDROOM 3 c. 3.30m x 2.92m (10'10" x 9'7") Currently used as study. Fitted desk top, radiator.

BEDROOM 4 c. 3.96m x 2.44m (13' x 8') range of mirror fronted wardrobe cupboards, radiator. TV point.

BEDROOM 5 c. 4.4m x 2.23m (8' x 7'4") Radiator.

SHOWER ROOM Fully tiled double shower cubicle with plumbed in shower, vanitory hand basin with cupboard beneath and vanity shelf incorporating low level WC with concealed cistern. Large wall mirror. Chromium towel radiator.

OUTSIDE Tarmacadam driveway allows parking for 2 cars and gives access to INTEGRAL GARAGE with up and over door, personal door and electricity connected.

The GARDEN TO THE FRONT is laid to lawn bordered by mature hedgerow with shrubs and bushes. Pedestrian side access leads to the south westerly REAR GARDEN that has been attractively landscaped with paved patio having pergola over with mature wisteria. The garden is laid mainly to lawn bordered by well stocked flower and shrub beds. Outside tap and light.

COUNCIL TAX BAND 'E' - payable 2019/2020 - £2,176.69.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 157.6 sq. metres (1,695.9 sq. ft.) 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.

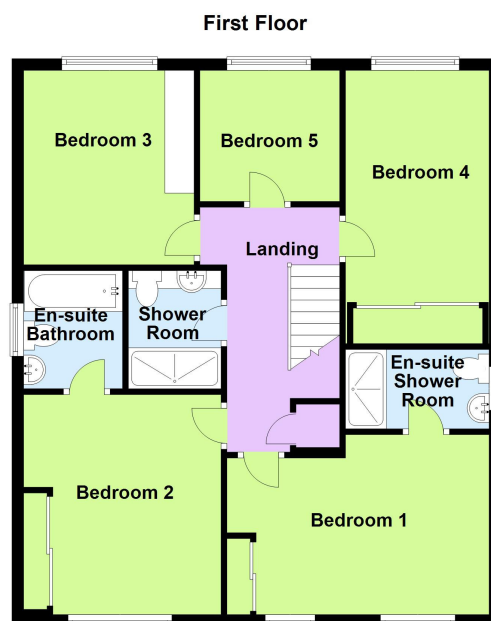
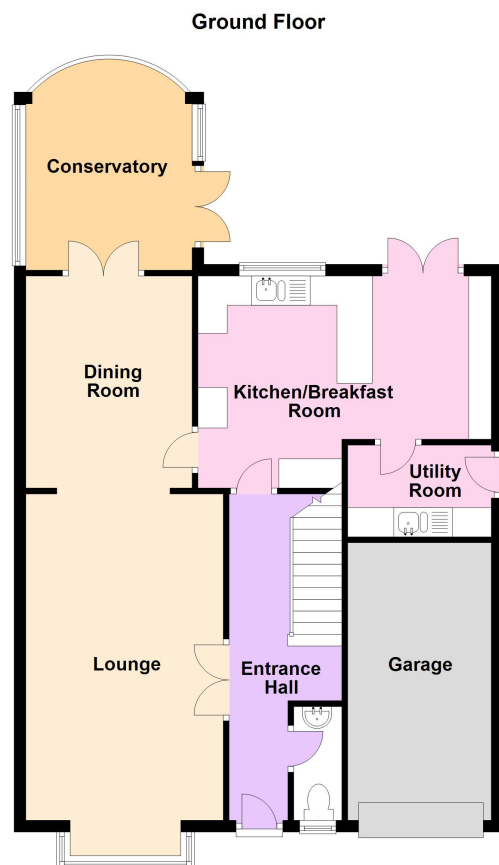


VIEWING STRICTLY BY APPOINTMENT

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

JRS/JH/10.19

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.



Leaves Hythe via New Road and Langdown Lawn passing the Hospital on your left. At the roundabout take 3rd exit into Upper Mullins Lane, which leads into Challenger Way. Proceed for approx. 1 mile and Fletcher Close can be seen on the left hand side.

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