



23 Fernlea Way
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 5SG

Southampton – 12 miles, Lymington – 8 miles,
M27 – 10 miles, Hythe village centre – 2 miles
(distances are approximate)

A much improved and internally
redesigned detached family house
in favoured location

£439,950

Double glazing, gas central heating, refitted kitchen/dining room, south-facing rear garden designed for easy maintenance. A number of hi-tech features. Hard-wired heat detectors, smoke alarms and carbon monoxide alarms.



ACCOMMODATION

Entrance hall, cloakroom, lounge,
kitchen/dining room, 4 bedrooms, en suite shower
room, bathroom, detached double garage.

ENTRANCE HALL Cupboards under stairs with sensor lights, vertical radiator, 'Smart Nest' thermostat, recessed ceiling lights.

CLOAKROOM Low level WC, hand basin with cupboard beneath, chromium towel radiator.

LOUNGE c.5.19m x 3.54m (17' x 11'7"). Wood laminate flooring, double radiator, TV point, open access to:

KITCHEN/DINING ROOM c.8.97m x 3.54m (29'5" x 11'7" max. measurements). Recently installed 'Wren' kitchen with inset stainless steel twin bowls & glass single drainer, adjoining worktop with low level cupboards & drawers incl. pan drawers and return worktop with 'Bosch' induction hob with fan oven beneath and stainless steel extractor over with mood lighting. Peninsular worktop with low level cupboards & integrated tumble dryer, low level plinth lighting, range of wall cupboards one housing 'Ideal' gas boiler



for central heating & hot water system, central full height base cupboards housing twin fridge/freezers with broom cupboard & storage cupboard. Wood laminate flooring, double double-glazed doors to garden with integrated blinds, TV points, recessed ceiling lights.

LANDING Access to roof space with part boarding & light, radiator, airing cupboard with factory lagged hot water cylinder.

BEDROOM 1 c.4.05m x 2.80m (13'5" x 9'2"). Built in 'Hammonds' wardrobe cupboards, TV point, radiator, door to:

EN SUITE SHOWER ROOM Fully tiled shower cubicle with 'Mira' electronically controlled shower, vanity hand basin with cupboard beneath & mirror fronted medicine cabinet over, low level WC with concealed lighting, chromium towel radiator.

BEDROOM 2 c.3.07m x 2.80m (10'1" x 9'2"). Built in 'Hammonds' wardrobe cupboards, radiator.

BEDROOM 3 c.2.63m x 2.04m (8'8" x 6'8"). Dual aspect windows, radiator.



BEDROOM 4 c.2.62m x 2.72m (8'7" x 8'11" max. measurements incl. range of 'Hammonds' built in office furniture incl. desk, storage cupboards and double wardrobe cupboards). Dual aspect windows. Recessed ceiling lights, radiator.

BATHROOM Part tiled walls, panelled jacuzzi bath with electronic digital 'Mira' shower over, vanity hand basin with cupboard beneath & mirrored medicine cabinet over with sensor lighting, low level WC suite, chromium towel radiator.

OUTSIDE Driveway allows parking for 3/4 vehicles and gives access to **DETACHED DOUBLE GARAGE** with twin up & over doors, light, power & personal door. Area of garden to the front with area of lawn, shrubs & bushes. The rear garden offers a high degree of privacy, enjoys a south-facing aspect and has been designed for easy maintenance. Two tier paved patio with lighting & step up to area of artificial lawn bounded by coloured slate borders. Raised vegetable planter.

COUNCIL TAX BAND 'E' – payable 2019/20 -£2,176.69.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 94.7 sq. metres (1018.8 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.

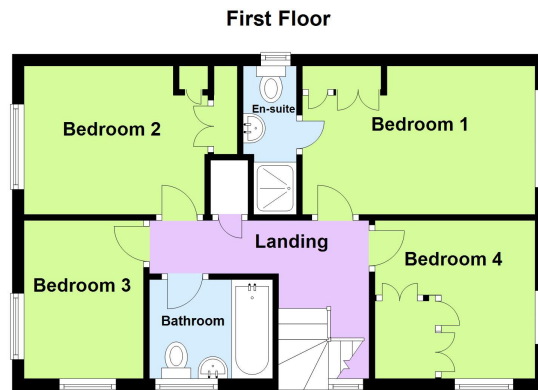
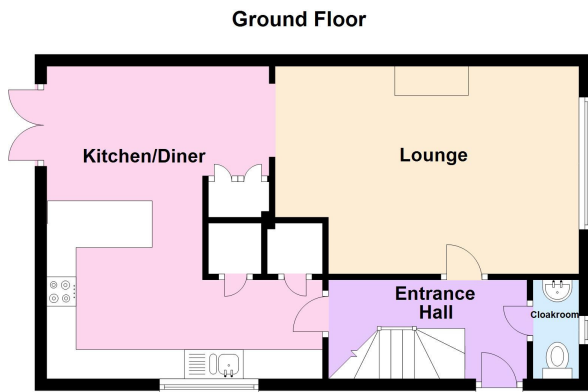


VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/11.19

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.



Leave 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. Turn right into The Sylvans at the bottom of the hill and immediately left into Fernlea Way where the property will be seen on the right hand side.

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