



10 Brocks Close, Dibden Purlieu SO45 5ST

paul jeffreys



A DETACHED FAMILY HOUSE

Gas central heating, double glazing, walking distance of Noadswood/Orchard Schools, double glazed conservatory, garage and parking

ACCOMMODATION

Entrance hall, cloakroom, lounge/dining room, conservatory, kitchen/breakfast room, 3 bedrooms, refitted en-suite shower room, shower room, garage, gardens

ENTRANCE HALL Radiator.

CLOAKROOM Low level WC, hand basin with tiled splashback, radiator.

LOUNGE/DINING ROOM c.7.26m x 3.66m (23'10" x 12'). Wood strip flooring, period style fire surround with fitted coal effect gas fire, bay window with window seat, three radiators, TV point, wall light points, open access to kitchen, glazed door to:

CONSERVATORY c.4.53m x 3.36m (14'10" x 11'). UPVC double glazed construction with cavity brickwork and solid roof, having recessed lighting. Tiled floor, vertical radiator, built in display/drinks cabinet, smooth plastered ceiling, bi-fold doors to garden.

KITCHEN/BREAKFAST ROOM c.4.83m x 2.00m (15'10" x 6'7"). Part tiled walls, inset 1.5 bowl single drainer stainless steel sink unit with worktops to three walls

including peninsular breakfast bar, space for dishwasher, 4-burner gas hob with extractor over, base units housing 'Miele' double oven, with space for American style fridge/freezer to one side. Range of wall cupboards with under-pelmet lighting, plumbing for washing machine, recessed ceiling lights.

LANDING Access to roof space via loft ladder.

BEDROOM 1 c.4.14m x 3.29m (13'7" x 10'9"). Range of mirror fronted wardrobe cupboards and double wardrobe cupboard, radiator, door to:

EN-SUITE SHOWER ROOM Fully tiled walls, refitted with double shower cubicle and plumbed in shower, hand basin with mirror over and cupboards beneath, low level WC suite, chromium towel radiator, tiled floor, recessed ceiling lights.

BEDROOM 2 c.7.52m x 2.96m (24'8" x 9'9" max.) Radiator, air conditioning unit.

BEDROOM 3 c.5.22m x 3.01m (17'1" x 9'10"). Wood strip flooring, double and single radiators.

SHOWER ROOM Fully tiled walls, quadrant shower cubicle with plumbed in shower, vanity hand basin with cupboard beneath, low level WC suite, electric towel radiator, extractor fan.



OUTSIDE The front garden is mainly block paved, allowing parking for 2/3 cars and gives access to INTEGRAL GARAGE with electricity connected and up-and-over door, outside tap. Pedestrian side gate leads to the easily maintained rear garden, which is mainly paved on two levels and bounded by mature shrubs and bushes, outside tap.

COUNCIL TAX BAND tbc

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 139.1 sq. metres (1,496.8 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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS 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. Take 2nd turning left into Oaklands Way and 2nd right into Briarswood Rise and Brocks Close will be seen as the 1st turning on the left.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/01.20





Ground Floor

Approx. 80.2 sq. metres (862.9 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.8 sq. feet)



Total area: approx. 139.1 sq. metres (1496.8 sq. feet)

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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