



11 Morris Close
Dibden

paul jeffreys

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Dibden | SO45 5UX

Southampton – 10 miles, Lymington – 8 miles,
M27 – 9 miles, Hythe village – 2 miles
(distances are approximate)

An extended detached family house,
within walking distance of Applemore
Leisure Centre and supermarket

Gas central heating, double glazing, wood
lamine flooring to ground floor, parking for 3/4
vehicles plus garage.

ACCOMMODATION

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

ENTRANCE HALL Radiator, cupboard beneath
staircase.

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

LOUNGE c.5.44m x 3.35m (17'10" x 11' excl. walk-in
bay). Attractive fire surround with fitted gas fire,
double radiator, TV point, open access to:

DINING ROOM c.3.63m x 2.84m (11'11" x 9'4").
Double doors to garden, radiator.

KITCHEN/BREAKFAST ROOM c.5.05m x 3.94m
narrowing to 2.87m (16'7" x 12'11" narrowing to
9'5"). Part tiled walls, inset 1.5 bowl single drainer
stainless steel sink unit with adjoining corner worktop
and peninsular breakfast bar with low level cupboard
and space for dishwasher. Range cooker to remain
with extractor over, adjoining worktop with further
low level cupboards and drawers, range of wall

cupboards with under-pelmet lighting, tiled floor,
radiator, double doors to garden and door to:

UTILITY ROOM c.2.26m x 1.52m (7'5" x 5').
Worktop with stainless steel bowl, space for washing
machine and tumble dryer, double wall cupboard,
'Ideal Classic' gas boiler for central heating and hot
water, door to garden, tiled floor.

LANDING Airing cupboard with factory lagged hot
water cylinder, radiator, access to roof space.

BEDROOM 1 c.3.71m x 3.38m (12'2" x 11').
Radiator, TV point, door to:

EN-SUITE BATHROOM Part tiled walls, panelled bath
with plumbed in shower over, vanity hand basin,
low level WC suite, shaver point, radiator.

BEDROOM 2 c.3.33m x 2.92m (10'11" x 9'7").
Radiator.

BEDROOM 3 c.3.05m x 2.59m (10' x 8'6" max.
measurements). Two radiators.

BEDROOM 4 c.5.51m x 2.31m (18'1" x 7'7").
Radiator.



BEDROOM 5 c.2.67m x 2.01m (8'9" x 6'7"). Radiator.

BATHROOM Part tiled walls, panelled bath with 'Triton' shower over, vanity hand basin with cupboard beneath, low level WC suite, extractor fan, shaver point.

OUTSIDE The front garden is mainly formed by parking for 3/4 cars and gives access to GARAGE with up and over door and electricity connected. The rear garden enjoys a south-easterly aspect, is mainly paved with pea shingle area, small area of lawn with shrubs and bushes.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 139.8 sq. metres (1,504.3 sq. ft.) approx. including garage.

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.

VIEWING STRICTLY BY APPOINTMENT

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

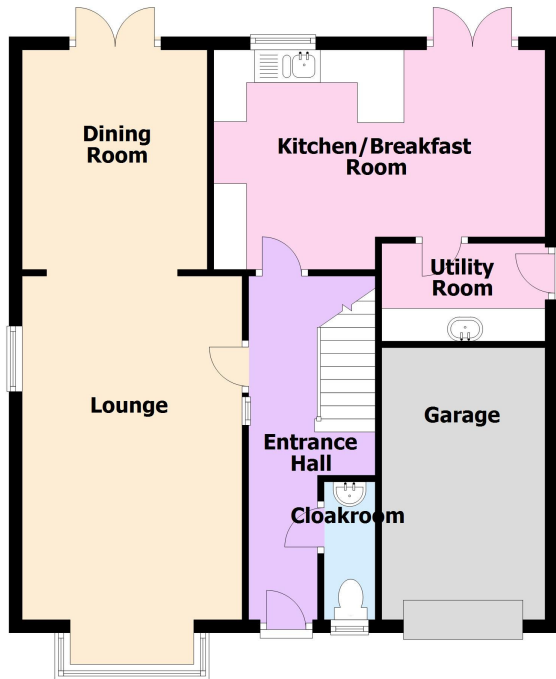
JRS/HC/01.20



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.

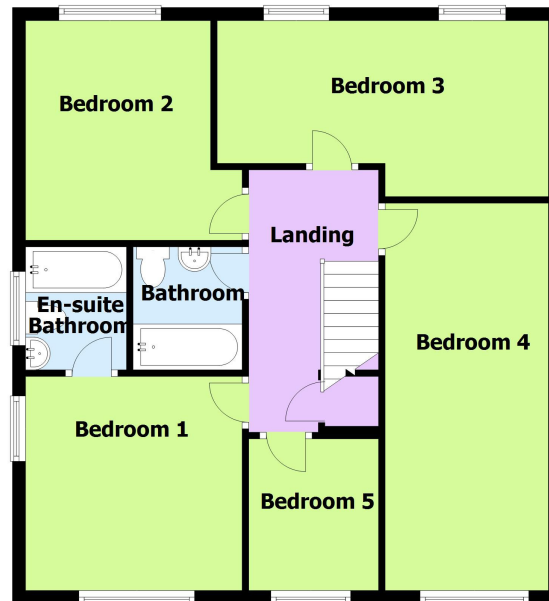
Ground Floor

Approx. 70.2 sq. metres (755.6 sq. feet)



First Floor

Approx. 69.6 sq. metres (748.7 sq. feet)



Total area: approx. 139.8 sq. metres (1504.3 sq. feet)



DIRECTIONS Leave Hythe via Prospect Place and Jones Lane, turning right at the end into Southampton Road. After approx. ½ mile turn left into Claypits Lane. At the mini roundabout take 1st exit and Morris Close will be seen as the 1st turning on the right hand side.

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10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

