



23 Heatherstone Avenue
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4LT

Southampton – 16 miles, Lymington – 9 miles, M27 – 10 miles, Beaulieu Heath ½ mile.
(distances are approximate).

A spacious extended 5 bed detached family house with superb open plan kitchen/conservatory.
Overlooking green
£475,000

Double glazing, gas central heating, large garden, large kitchen/family room, double carport with extra height roof with space for boat and caravan. Short walk of Wildground school.



ACCOMMODATION

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

ENTRANCE HALL Radiator, UPVC front door and door to:

LOUNGE c.4.42m narrowing to 3.32m x 4.18m (14'6" narrowing to 10'11" x 13'9"). TV point, radiator and large front aspect window.

KITCHEN/FAMILY ROOM c.7.33m x 4.62m (24'1" x 15'2"). Range of base units with cupboards and drawers. Built-in pull out bins, large corner larder style cupboard, built-in fridge, dishwasher, 'Neff' induction hob with extractor fan above, double oven. Worktops, stainless steel one and a half bowl sink unit with splashbacks. Range of wall cupboards, under stairs cupboard, two radiators, large area for dinning table under UPVC pitched roof. Tiled floor and UPVC double doors to rear.

INNER HALL With access to garage.

STUDY c.2.67m x 2.47m (8'9" x 8'1"). Radiator and rear aspect window.

CLOAKROOM WC, wash hand basin, radiator and rear aspect window.

LANDING Hatch to loft space.

BEDROOM 1 c.3.46m x 3.42m (11'4" x 11'3"). Radiator, built-in wardrobes, front aspect window and door to:

EN-SUITE Comprising wash hand basin in vanity unit, WC, shower cubicle with shower overhead, heated towel rail, side aspect window and extractor fan.

BEDROOM 2 c.4.29m x 3.09m (14'1" x 10'2"). Radiator and front aspect window.

BEDROOM 3 c. 3.22m x 3.09m (10'7" x 10'2"). Radiator, built-in cupboard and rear aspect window.

BEDROOM 4 c.4.09m x 2.19m (13'5" x 7'2"). Radiator, built-in cupboard and rear aspect window.

BEDROOM 5 c.3.13m x 2.24m (10'3" x 7'4"). Radiator, built-in cupboard and front aspect window.

BATHROOM Pedestal wash hand basin, panelled bath with electric shower over, heated towel rail, recessed downlighters, tiled splashbacks, medicine cabinet and rear aspect window.

SEPARATE WC WC and extractor fan.

OUTSIDE

FRONT GARDEN: Block paved driveway with parking for 6 cars leading to large high roofed car-port with space for boat, caravan and trailer.

REAR GARDEN: Of excellent size with good sized patio area. The garden is mostly laid to lawn. Garden shed, mature conifer hedge and side access.

COUNCIL TAX BAND To be confirmed.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENT 186.5 sq. meters
(2,007.3 sq. feet)

TENURE The agents are advised this property is **FREEHOLD**.

AGENTS NOTE We are advised that solar panels on the roof are rented.

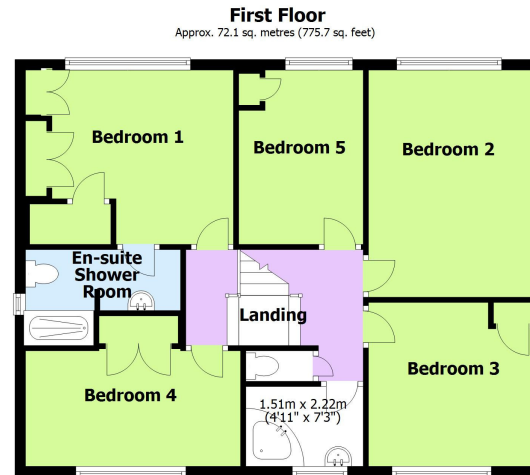
NOTE Paul Jeffreys have not tested any appliances mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

VIEWING STRICTLY BY APPOINTMENT

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



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.



Total area: approx. 186.5 sq. metres (2007.3 sq. feet)



Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before the hospital. At the top of the hill turn right into Butts Ash Lane and 1st right into Chaloner Crescent, which continues into Heatherstone Avenue and after a short way turn left at the green opposite Partridge Road where the property will be seen on the left.

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