



17 Badgers Walk, Dibden Purlieu SO45 4BU

paul jeffreys





A SPACIOUS DETACHED CHALET STYLE PROPERTY  
WITH 3 GOOD SIZED BEDROOMS

Ground floor refitted cloakroom, conservatory,  
short walk of local schools

ACCOMMODATION

Entrance hall, cloakroom, lounge/dining room, kitchen,  
conservatory, 3 good sized bedrooms, bathroom

**ENTRANCE HALL** UPVC front door with glazed side panel,  
stairs with open storage below, thermostat control,  
radiator.

**CLOAKROOM** Recently refitted with white suite and fully  
tiled walls comprising WC with concealed cistern, wash  
hand basin in vanity unit, smooth plastered ceiling with  
recessed downlighters, side aspect window.

**LOUNGE/DINING ROOM** c.7.16m x 4.43m to 3.62m  
(23'6" x 14'6" to 11'11"). Large front aspect window, two  
radiators, gas coal effect fire with Purbeck stone surround  
& adjoining TV shelf, storage cupboard, door to kitchen  
and sliding patio door to:

**CONSERVATORY** c.3.94m x 2.90m (12'11" x 9'6"). Of  
part brick cavity construction with UPVC double glazed  
units, roof light, sliding patio door leading to rear garden.

**KITCHEN** c.3.49m x 2.70m (11'5" x 8'10"). Range of  
modern units comprising inset single drainer stainless

steel sink unit with one cupboard below and integrated  
slimline dishwasher, adjoining worktop with space and  
plumbing for automatic washing machine, range of base  
units with cupboards and drawers with worktops above  
with tiled splashbacks and concealed lighting over. Range  
of wall cupboards, integrated fridge and freezer, 'Diplomat'  
double oven with 'Diplomat' ceramic electric hob with  
extractor hood over, rear aspect window, glazed door to  
side of property.

**LANDING** Hatch to loft space.

**BEDROOM 1** c.5.15m x 3.26m (16'11" x 10'8" max.  
measurement). Eaves storage cupboard, airing cupboard  
with lagged tank, front aspect window.

**BEDROOM 2** c.3.37m x 3.06m (11'1" x 10' excl. built in  
wardrobe). Radiator, large built in double wardrobe with  
mirrored sliding door and further single built in cupboard,  
front aspect window.

**BEDROOM 3** c.2.89m x 2.32m (9'6" x 7'7" excl. built in  
double wardrobe). Radiator, large built in double wardrobe  
with mirrored sliding doors, rear aspect window.

**BATHROOM** Comprising panelled bath with plumbed in  
'Mira' shower, close coupled WC, pedestal wash hand basin,  
chrome heated towel rail, fully tiled walls, rear aspect  
window.



**OUTSIDE FRONT GARDEN:** The property is approached via a shared drive, which leads to a driveway with parking for 2 cars side by side, leading to the **INTEGRAL GARAGE** with power, light and gas fired 'Viessmann' boiler (installed within last 5 years). Lawned area, flower and shrub beds, side pedestrian access leading to **REAR GARDEN:** Which has a raised decked area leading to lawned area with mature shrubs and bushes to the rear boundary, to the opposite side of the property is a timber shed. Under the conservatory is a restricted height store with door and power and light.

**COUNCIL TAX BAND 'D'** – payable 2020/21 - £1,856.47.

**EPC RATING 'D'.**

**GROSS SQUARE MEASUREMENTS** 122.8 sq. metres (1,321 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 continuing up onto Langdown Lawn. Pass Hythe Hospital and on reaching the roundabout turn left into Whitewater Rise, bear round to the left taking 1<sup>st</sup> turning on the left into Badgers Walk and the property will be found near the end on the right hand side.

**VIEWING STRICTLY BY APPOINTMENT**

<b>OPEN</b>	<b>Weekdays</b>	<b>9.00am – 6.00pm</b>
	<b>Saturday</b>	<b>9.00am – 4.00pm</b>
	<b>Sunday</b>	<b>10.00am – 3.00pm</b>

**PMD/HC/06.20**

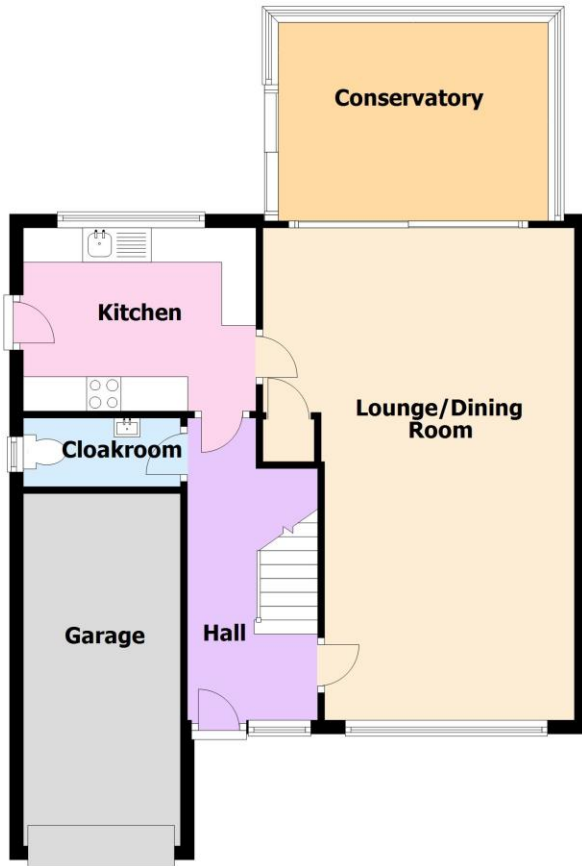






### Ground Floor

Approx. 73.4 sq. metres (790.3 sq. feet)



### First Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



Total area: approx. 125.3 sq. metres (1348.7 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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

[pauljeffreys.co.uk](http://pauljeffreys.co.uk)

**Zoopla**.co.uk

**rightmove**.co.uk  
The UK's number one property website

**paul jeffreys**

Sales | lettings | land

**Open 7 Days**

 Paul Jeffreys Estate Agents

 @pauljeffreys92