



9 Milne Close, Dibden Purlieu SO45 5WS

paul jeffreys



## 9 Milne Close, Dibden Purlieu

A SPACIOUS MODERN 4 BEDROOM DETACHED HOUSE IN POPULAR LOCATION BACKING ON TO WOODLAND WITHIN SHORT WALK OF LOCAL SCHOOLS. NO CHAIN.

### ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen, 4 bedrooms, en-suite shower room, family bathroom

**ENTRANCE HALL** Part glazed composite front door with glazed side panel, staircase and radiator.

**CLOAKROOM** White suite comprising WC, wash hand basin with tiled splashback, radiator and side aspect window.

**LOUNGE** c.4.63m x 3.62m (15'2" x 11'10"). Wide front aspect walk-in bay window. Gas coal effect fire with sandstone surround, hearth and mantel. Double radiator and open arch to:

**DINING ROOM** c.3.62m x 2.67m (11'10" x 8'9"). Radiator, sliding patio door to rear garden and door to:

**KITCHEN** c.4.62m x 2.66m (15'1" x 8'9"). Fitted with range of oak effect units comprising stainless steel sink unit with cupboards below. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Range of wall cupboards, white Hotpoint hob, electric oven below. Very large understairs storage cupboard. Rear aspect window, door to hall and half

glazed door to rear garden.

**LANDING** Airing cupboard with lagged tank and hatch to loft space.

**BEDROOM 1** c.6.54m x 2.82m (21'5" x 9'3" max excluding wardrobes). Large built-in double wardrobe with sliding doors, two radiators, front aspect window and door to:

**EN-SUITE SHOWER ROOM** White suite with half tiled walls comprising WC, pedestal wash hand basin, shower cubicle with plumbed in shower, shaver socket, extractor fan and rear aspect window.

**BEDROOM 2** c.3.70m x 2.62m (12'1" x 8'7"). Radiator, built-in storage cupboard and front aspect window.

**BEDROOM 3** c.3.18m x 2.29m (10'5" x 7'6"). Radiator and rear aspect window.

**BEDROOM 4** c.2.22m x 2.14m (7'3" x 7'). Radiator, telephone point and rear aspect window.

**BATHROOM** White suite with fully tiled walls comprising panelled bath with mixer tap shower attachment over, pedestal wash hand basin, close coupled WC, tiled floor, chrome heated towel rail, extractor fan and rear aspect window.



## OUTSIDE

**FRONT GARDEN** Large tarmac drive area with ample parking, small grassed area and side pedestrian access via a gate leading to rear garden. **GARAGE** with Vaillant gas fired boiler and light. **REAR GARDEN** To the outside of the property there is large full width paved patio with steps leading up to lawned area. Range of mature shrubs, trees and bushes. The rear garden backs on to a wooded area.

**COUNCIL TAX BAND** 'E' – payable 2020/21 -£2,269.02

**EPC RATING** 'C'

**GROSS SQUARE MEASUREMENTS** 107.4sq. metres (1,155sq. 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 on to Langdown Lawn. On reaching the rounabout turn right in to Upper Mullins Lane and this road then continues in to Challenger Way. Continue to the bottom of the hill, turning left in to Beechwod Way. Continue almost to the end where the bend is to the left and turn left in to Milne Close and the property will be found at the top of the close indicated by our 'For Sale' board.

## VIEWING STRICTLY BY APPOINTMENT

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

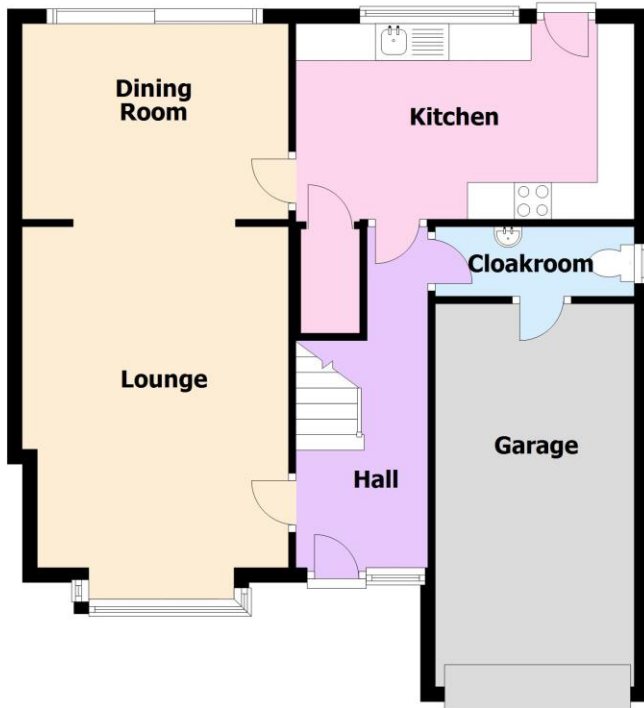
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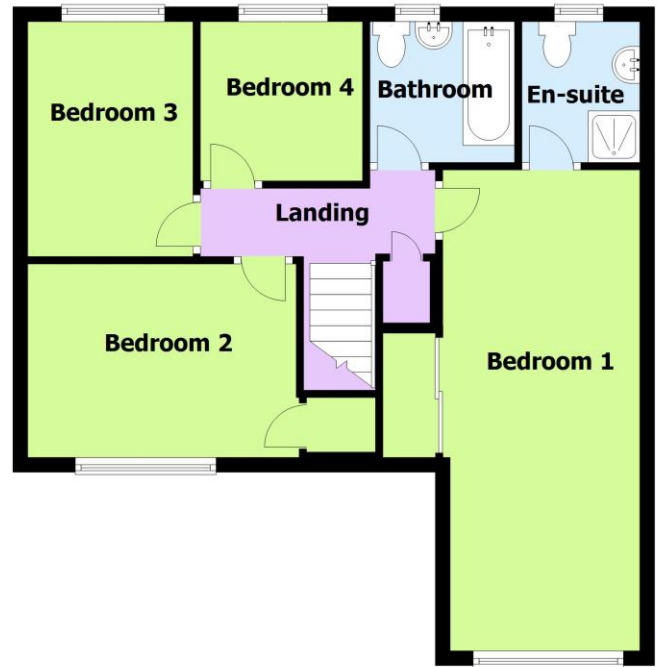
### Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



### First Floor

Approx. 55.9 sq. metres (601.2 sq. feet)



Total area: approx. 122.0 sq. metres (1313.5 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

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