



2 Fernlea Way
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 5SG

Southampton – 12 miles, Lymington – 8 miles, M27 – 10 miles, Hythe Village – 1 mile.
(distances are approximate)

A spacious 4 bedroom detached house with double garage and ample parking for approximately 6 vehicles.

Short walk of Orchard and Noadswood schools. No chain.

£442,000

Gas central heating, double glazed windows and doors. No chain.



ACCOMMODATION

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

ENTRANCE HALL Part glazed front door, radiator, telephone point and stairs with cupboard below.

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

LOUNGE c.5.05m x 3.47m (16'6" x 11'4"). (Maximum measurements). Two side aspect windows, electric coal effect fire with 'Adam' style surround with marble effect hearth and inserts. TV and telephone points, double radiator and double doors to:

DINING ROOM c. 3.75m x 2.73m (12'3" x 9'8"). Radiator, sliding patio door to rear garden and door to:

KITCHEN c 3.94m x 2.42m (12' 11" x 7'11"). (Measurements approximate as this is an irregular shaped room). Comprising inset 1.5 bowl single drainer stainless steel sink unit with cupboards below and adjoining worktop with space below with space for fridge. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Further space below worktop for freezer. Range of wall cupboards. 'AEG' electric double oven with cupboards above and below. 'Bauknecht' electric ceramic

hob with extractor hood over and tiled splashback. Two front aspect windows, door to hall, radiator, tiled floor and door to:

UTILITY ROOM c. 2.42 x 1.37m (7'11" x 4'6"). Worktop with space below with plumbing for automatic washing machine and space for tumble dryer. Wall cupboards, larder type cupboard, space for a fridge/freezer, front aspect window, radiator, 'Ideal' gas fired boiler, tiled floor and half glazed door to rear garden.

LANDING Front aspect window, radiator, airing cupboard with lagged tank and hatch to loft space.

BEDROOM 1 c 4.31m x 2.67m (14'1" x 8'9"). Range of built-in wardrobes with bedside cabinets and box cupboards above bed area. Radiator, side aspect window and door to:

EN-SUITE White suite comprising pedestal wash hand basin, close coupled WC, fully tiled shower cubicle with 'Mira 88' shower, extractor fan, radiator and rear aspect window.

BEDROOM 2 c 3.42m x 2.67m (11'2" x 8'9"). Radiator and window overlooking rear garden.

BEDROOM 3 4.32m x 3.32m (14'2" x 10'10"). (The room is an irregular shape and therefore, these measurements are maximum and the room does narrow). Radiator, central stairwell box and front aspect window.

BEDROOM 4 c.2.76m x 2.02m (9'1" x 6'7"). Radiator and front aspect window.

BATHROOM Comprising white suite with panelled bath and fully tiled surround. Wash hand basin in vanity unit, WC with concealed cistern with shelf over, tiled splashback, radiator and front aspect window.

OUTSIDE:

FRONT GARDEN: There is a large well stocked flower bed to the end of the property which has mature trees, shrubs and bushes. The main area to the front of the property is laid with pea shingle and offers parking for 6/7 vehicles and gives pedestrian access to the rear garden and to the DOUBLE GARAGE with twin up and over doors, power and light and roof storage.

REAR GARDEN: With paved patio leading to further paved area, outside tap, lawned area, flower and shrub beds and pedestrian gate to drive.

COUNCIL TAX BAND 'E' – payable 2021/22 - £2,374.53

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 103.5 sq. metres (1114.4 sq. feet) approx.

TENURE 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

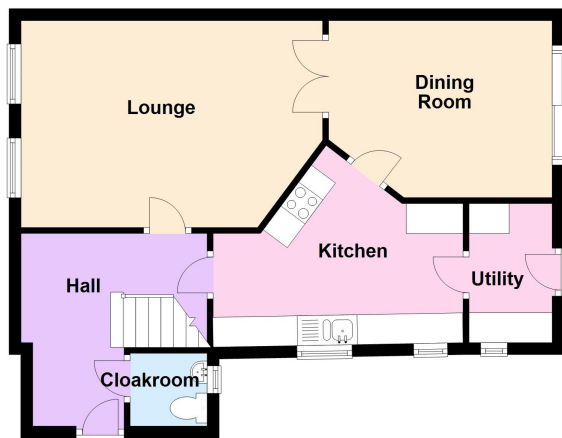
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm



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.

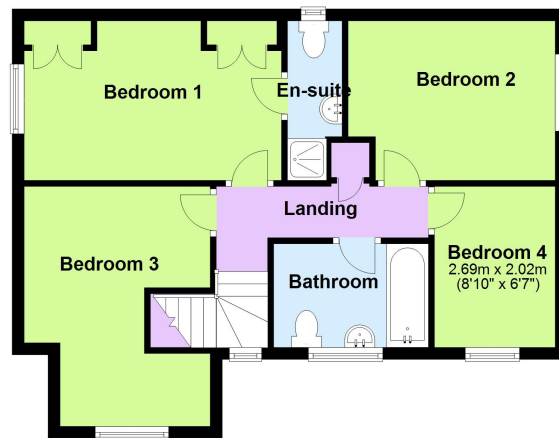
Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.6 sq. feet)



Total area: approx. 103.5 sq. metres (1114.4 sq. feet)



DIRECTIONS: From our office proceed via New Road, continuing up on to Langdown Lawn. Continue passed Hythe hospital on the left and on reaching the roundabout, turn right in to Upper Mullins Lane. This then runs in to Challenger Way. Follow the road down the hill bending round to the right and after a short way, take the first turning right in to Sylvans. At the 'T' turn left and the property will be found on the left-hand side, indicated by our 'For Sale' board.

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