



18 Moorland Close
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 5SH

Southampton – 15 miles, Lymington – 8 miles,
M27 – 14 miles
(distances are approximate)

A spacious detached family house
in popular location, with 4
bedrooms, 2 receptions and
conservatory
£415,000

Gas central heating, double glazed windows
installed March 2021, recently installed composite
double glazed front door, ample parking &
integral garage, attractive gardens, vendors
suited.



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

ENTRANCE HALL With recently installed part glazed
composite front door, double radiator, space below
stairs, thermostat control.

CLOAKROOM White suite comprising WC, pedestal
wash hand basin with tiled splashbacks, recessed
downlighters, tiled floor, radiator, hatch to small loft
space, front aspect window.

LOUNGE c.4.40m x 3.48m to 3.09m (14'5" x 11'5" to
10'2"). Front aspect window, double radiator, fire
surround, sliding doors to:

DINING ROOM c.2.84m x 2.43m (9'4" x 8').
Radiator, newly replaced sliding UPVC double glazed
doors to rear garden, door to:

KITCHEN/BREAKFAST ROOM c.4.61m x 3.35m (15'1"
x 11' room is L shaped). Comprising inset single
drainer sink unit with 1.5 bowl stainless steel sink unit,



cupboard below and integrated dishwasher, range of
base units with cupboards and drawers with worktops
above and tiled splashbacks, range of wall cupboards,
two glass fronted wall display cupboards with
adjoining open shelving, space under worktop for
fridge, space for cooker, smooth plastered ceiling,
double radiator, UPVC double glazed doors leading to
conservatory, rear aspect window, door to garage.

CONSERVATORY c.3.17m x 2.74m (10'5" x 9' max.)
Of part brick cavity construction with UPVC double
glazed units and glazed double doors leading to rear
garden, fitted roof and window blinds.

LANDING Deep airing cupboard, hatch to loft space,
radiator.

BEDROOM 1 c.4.70m x 3.09m (15'5" x 10'2" max.
measurements). Range of built-in bedroom furniture
with bedside cabinets and shelving, double radiator,
front aspect window, door to:

EN-SUITE White suite comprising close coupled WC,
pedestal wash hand basin with tiled splashbacks,
shaver socket, fully tiled shower cubicle, radiator,
extractor fan, front aspect window.



BEDROOM 2 c.3.41m x 2.47m (11'2" x 8'1"). Built in single cupboard, radiator, rear aspect window.

BEDROOM 3 c.2.69m x 2.43m (8'10" x 8'). Built in single cupboard, radiator, front aspect window.

BEDROOM 4 c.2.65m x 2.22m (8'8" x 7'3" – L shaped room). Range of built in office furniture with shelving, desk etc., radiator, telephone point, rear aspect window.

BATHROOM White suite comprising panelled bath with mixer tap shower attachment over with folding shower screen with fully tiled surround, pedestal wash hand basin, close coupled WC, shaver socket, extractor fan, rear aspect window.

OUTSIDE FRONT GARDEN: Driveway with parking for 2/3 vehicles, flower and shrub beds, side pedestrian access to REAR GARDEN: A most attractive feature of the property, with paved patio with pergola and arbour, lawned area, very well stocked flower and shrub beds with mature bushes etc., shed/potting shed, outside tap. The rear garden is fully fenced.

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

EPC RATING 'D'

GROSS SQUARE MEASUREMENT 95.3 sq. meters (1,024 sq. feet)

TENURE The agents are advised this property is FREEHOLD.



AGENTS NOTE In accordance with the 1979 Estate Agents Act we have to advise that one of the vendors is an employee of Paul Jeffreys Estate Agents.

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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

VIEWING STRICTLY BY APPOINTMENT

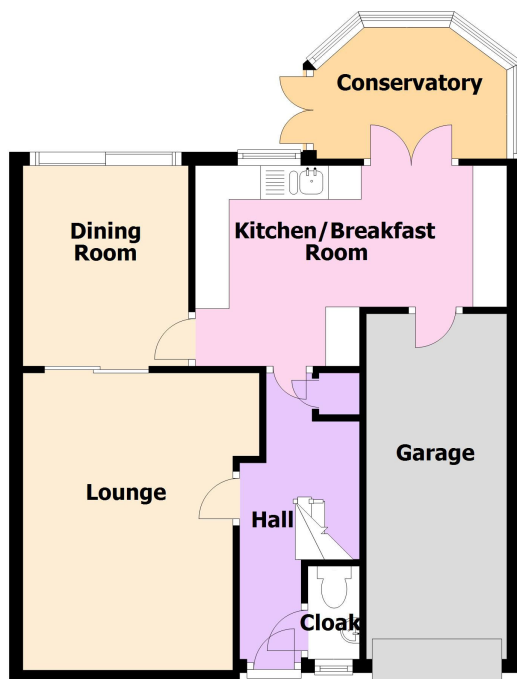
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/TW/05.21

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.

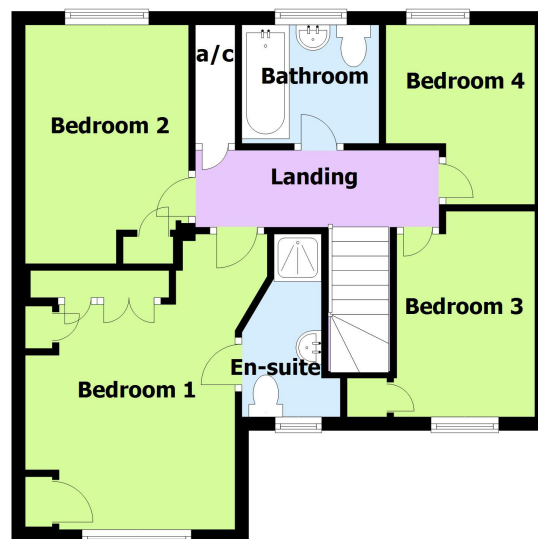
Ground Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



Total area: approx. 106.5 sq. metres (1146.3 sq. feet)



From our office proceed via New Road up onto Langdown Lawn. On reaching the roundabout turn right into Upper Mullins Lane, which in turn leads into Challenger Way. After following this road down to the bottom of the hill on the right hand bend, turn 1st right into The Sylvens. Take the right hand fork into Moorland Close and the property will be found on the right, indicated by our For Sale board.

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