



5 Oak Close,
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4PJ

Southampton – 12 miles, Lymington – 10 miles, M27 – 12 miles, Beaulieu Heath – ½ mile (distances are approximate)

A substantial, extended,
3-bedroom, 2-reception room,
detached bungalow on A good sized
corner plot with ample parking.
No chain.

£489,950

Double glazed windows, gas central heating with recently installed combination boiler, refitted kitchen & en suite, garage & ample parking, scope for further extension if required.

ACCOMMODATION

Entrance lobby, entrance hall, lounge, dining room, kitchen, 3 bedrooms, en-suite shower room, family bathroom, separate WC

ENTRANCE LOBBY With glazed door with glazed side panel, side aspect window, further glazed door to:

ENTRANCE HALL With wood block flooring, skirting radiator, airing cupboard with 'Viessmann' gas fired combination boiler (recently installed), open access from hall to:

DINING ROOM c.3.77m x 2.85m (12'4" x 9'4"). Double radiator, front aspect window, arch to inner lobby with doors to two bedrooms.

LOUNGE c.6.35m x 5.17m (20'10" x 16'11"). This is a triple aspect room with sliding patio door leading to rear garden, two double radiators, TV point.

KITCHEN c.4.09m x 3.67m (13'5" x 12'). Refitted, comprising inset single drainer stainless steel sink unit with one cupboard below and integrated dishwasher, range of base units with cupboards and drawers with worktops above, range of wall cupboards, stainless steel gas hob with stainless steel extractor hood over and 'Lamona' electric oven below. Double radiator, wood laminate flooring, built

in storage cupboard, tall radiator, rear and side aspect windows, half glazed UPVC double glazed door to side of property.

BEDROOM 1 c 3.74m x 3.46m (12'3" x 11'4"). Side aspect window, rear aspect sliding patio door, double radiator, TV point, door to:

EN-SUITE SHOWER This was completely refitted approximately 18 months ago, comprising fully tiled shower cubicle with plumbed in shower, wash hand basin with cupboard below, close coupled WC, wood effect tiled flooring, half tiled walls, light/shaver socket, chrome heated towel rail, side aspect window.

BEDROOM 2 c 4.04m x 3.08m (13'3" inc. wardrobes x 10'1"). Full length range of built in double wardrobes, radiator, front aspect window.

BEDROOM 3 c.3.74m x 2.86m (12'3" x 9'4"). Double radiator, TV point, front aspect window. There are fitted steps in the recess, which leads up to the attic, part of which is boarded, with carpeting and power & light with side aspect window and rear aspect Velux window with double doors leading to main loft area.

BATHROOM Modern white suite comprising panelled bath with fully tiled surround with mixer tap shower attachment and plumbed in shower, shower screen, pedestal wash



hand basin with tiled splashbacks, wood effect tiled floor, tall radiator, side aspect window.

SEPARATE WC WC, radiator, side aspect window.

OUTSIDE:

FRONT GARDEN: Bordered by low brick wall and of good size, predominantly laid to lawn with very well stocked flower & shrub beds. There is side pedestrian access via a gate to the rear garden, but the front garden also extends around the opposite of the property, giving access to the

REAR GARDEN: Of good size with large paved patio, large lawned area, mature shrubs & bushes, compost area, timber shed. There is a drive at the rear of the garden with parking for approx. 3 cars, leading to DETACHED SINGLE GARAGE with power & light.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 122 sq. metres (1,314 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

PMD/HC/07.21



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.



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn. Proceed over the Whitewater Rise roundabout and head towards the centre of Dibden Purlieu, turning right at the Tesco filling station into North Road. Take 1st left into Oak Road and 1st right into Oak Close and the property will be found on the left hand side on the left hand bend, indicated by our For Sale board.

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