



8 Cleveland Drive,  
Dibden Purlieu

paul jeffreys



# 8 Cleveland Drive, Dibden Purlieu | SO45 5QR

Hythe – 2 miles, Beaulieu Heath & New Forest – 1 mile, Southampton – 14 miles, M27 – 10 miles (distances are approximate)

An improved 4 bedroom  
semi-detached family house with  
2 reception rooms, good sized  
garden, ample parking, short walk of  
Noadswood and Orchard Schools

£375,000

Gas central heating, UPVC double glazed windows & doors, conservatory, plastic facias & gutters, recently installed gas fired combination boiler, Karndean flooring to ground floor

## ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen, conservatory, 4 bedrooms, bathroom

ENTRANCE HALL Part glazed front door, radiator.

CLOAKROOM Comprising WC, wash hand basin with tiled splashback, side aspect window.

LOUNGE c.6.00m x 4.48m (19'8" x 14'7" max. incl. stairs). Two radiators, smooth plastered ceiling, rear aspect window, TV point, glazed double doors and glazed side panel to:

CONSERVATORY c.3.41m x 2.63m (11'2" x 8'7"). Of UPVC double glazed construction with tiled floor with electric under floor heating, glazed double doors to rear garden.

KITCHEN c.2.39m x 2.39m (7'10" x 7'10"). Comprising white enamel 1.5 bowl single drainer sink unit with cupboards below and adjoining worktop with space & plumbing for automatic washing machine. Base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards with one glass fronted display cupboard, gas stainless steel hob with extractor hood over & 'Electrolux' electric double oven below, space for fridge/freezer, radiator, spotlights, front aspect window.

DINING ROOM c.4.82m x 2.30m (15'9" x 7'6"). Range of built in cupboards one housing 'Viessmann' gas fired boiler (installed Sept. 2020), smooth plastered ceiling, radiator, half glazed door to side of property, front aspect window.

LANDING Hatch to loft space.

BEDROOM 1 c.3.44m x 3.05m (11'3" x 10' incl. wardrobes). Built in wardrobe (no doors), wood laminate flooring, telephone point, radiator, rear aspect window.

BEDROOM 2 c.2.85m x 2.41m (9'4" x 7'11"). Radiator, rear aspect window.

BEDROOM 3 3.04m x 2.41m (10' x 7'11"). Radiator, airing cupboard with lagged tank, front aspect window.

BEDROOM 4 c.2.86m x 2.21m (9'4" x 7'3" max.) Radiator, front aspect window.

BATHROOM White suite comprising wood panelled steel bath with 'New Team' plumbed in shower over, WC, pedestal wash hand basin, heated towel rail, wood effect lino flooring, fully tiled walls, smooth plastered ceiling, side aspect window.



#### OUTSIDE:

**FRONT GARDEN:** The majority of which is laid with block paving with parking for 3/4 cars. Side pedestrian access via wooden gate to:

**REAR GARDEN:** Of good size with large 'L' shaped paved patio leading to good sized lawned area with raised planters to either side. To the rear corner of the garden there is a decked area, which has been constructed of Millboard and will, therefore, not rot. Space for shed, pedestrian gate to rear of property.

COUNCIL TAX BAND 'C' – payable 2021/22 - £1,726.93.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 98.2 sq. metres (1,056.9 sq. feet) approx.

TENURE FREEHOLD

**AGENT'S NOTE** The property is of timber frame construction.

**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/08.21

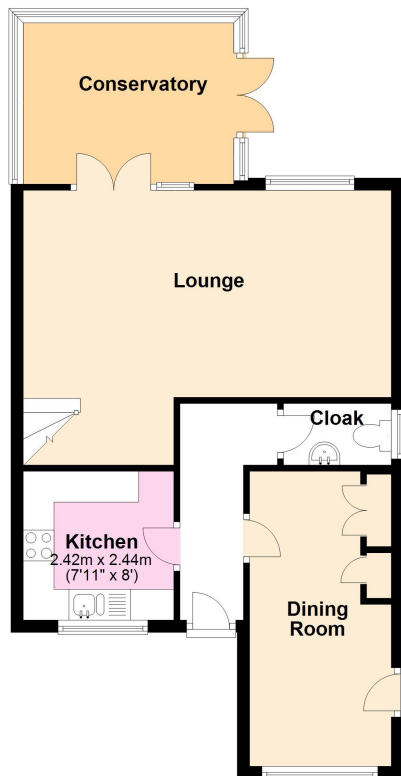


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



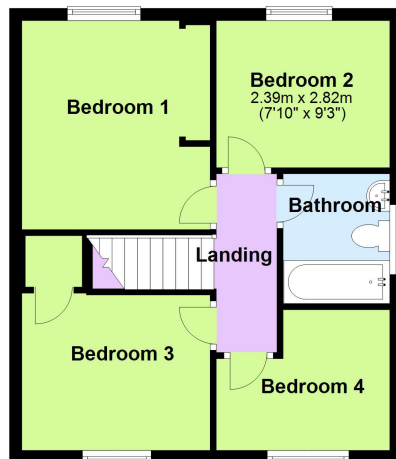
### Ground Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



### First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 98.2 sq. metres (1056.9 sq. feet)



**DIRECTIONS:** Leave Hythe via New Road continuing up onto Langdown Lawn. After passing Hythe Hospital on the left hand side, continue to the roundabout turning right into Upper Mullins Lane. This in turn leads into Challenger Way and after passing the school playing fields on the left, take the next left into Cleveland Drive and the property will be found on the right hand side.

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