



LAUREL
BANK

Laurel Bank, Lime Walk
Dibden Purlieu

paul jeffreys

Laurel Bank, Lime Walk

Dibden Purlieu | SO45 4RA

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – 2 miles.
(Distances are approximate)

An extremely spacious detached chalet with 4 double bedrooms, lounge, dining room, study, near ¼ acre plot, ample parking & double garage

£725,000

UPVC double glazed windows and doors, refitted kitchen, refitted bathroom, gas central heating with replacement boiler. Ample parking and detached double garage.



ACCOMMODATION

Entrance hall, lounge, dining room, study, kitchen, utility room, inner hall, bathroom, 4 bedrooms, shower room

ENTRANCE HALL Part glazed front door, built-in double cupboard, radiator, door to inner hall and doors to:

BEDROOM 3 c.4.68m x 4.40m (15'4" x 14'5"). Radiator and front aspect window.

BEDROOM 4 c.4.38m x 3.64m (14'4" x 11'11"). Radiator and front aspect window.

BATHROOM Modern suite comprising white suite of panelled bath with mixer tap shower attachment, pedestal wash hand basin, close coupled WC, fully tiled shower cubicle, part tiled walls, radiator and side aspect window.

INNER HALL Staircase with small cupboard below. Door to utility room and to:

LOUNGE c.7.14m x 4.07m (23' 5" x 13'4"). Two radiators, gas wall heater, side and rear aspect windows, sliding patio door leading to rear garden.

DINING ROOM c.4.96m x 3.64m (16'3" x 11'11"). Radiator and side aspect window.

UTILITY ROOM c.3.03m x 2.72m (9'11" x 8'11"). Circular stainless steel sink unit with mixer tap. Range of base units with cupboards and drawers with worktops above, space and plumbing for automatic washing machine. 'Vaillant' gas fired boiler, side aspect window with part glazed door leading to side of property. Open access to:

KITCHEN c.3.99m x 2.72m (13'1" x 8'11"). Refitted with range of beech effect units comprising enamel 1.5 bowl single drainer sink unit with cupboard below and integrated dishwasher below. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Integrated fridge, range of wall cupboards, two glass display cupboards. 'Zanussi' electric oven with 'Zanussi' microwave above with cupboards above and below. 'Zanussi' electric hob with extractor hood over and rear aspect window.

LANDING Galleried over the hallway, large display shelf and side aspect Velux window.

BEDROOM 1 c.5.47m x 5.36m (17'11" x 17'7"). (Max measurements as room is 'L' shaped). Radiator, access to eaves storage and front aspect window.

BEDROOM 2 c.5.47m x 4.07m (17'11" x 13'4"). Radiator, access to eaves storage and rear aspect window.

STUDY c.4.03m x 1.73m (13'2" x 5'8"). Radiator and side aspect Velux window.

SHOWER ROOM Fully tiled shower cubicle, pedestal wash hand basin with tiled splashback, close coupled WC, radiator and side aspect Velux window.

OUTSIDE:

FRONT GARDEN: Bordered to the front boundary by mature high hedge, lawned area, driveway with parking for 3/4 cars leading to rear garden. Side pedestrian access to the opposite side of the property.

REAR GARDEN: Which is mainly laid to lawn. DETACHED BRICK BUILT GARAGE under pitched tiled roof with roof storage, windows, power and light and single door. The garage is accessed via double wooden gates coming off of Water Lane.

COUNCIL TAX BAND 'E' – payable 2021/22 - £2374.53

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 218.4 sq. metres (2,350.3 sq. feet) approx.

TENURE FREEHOLD

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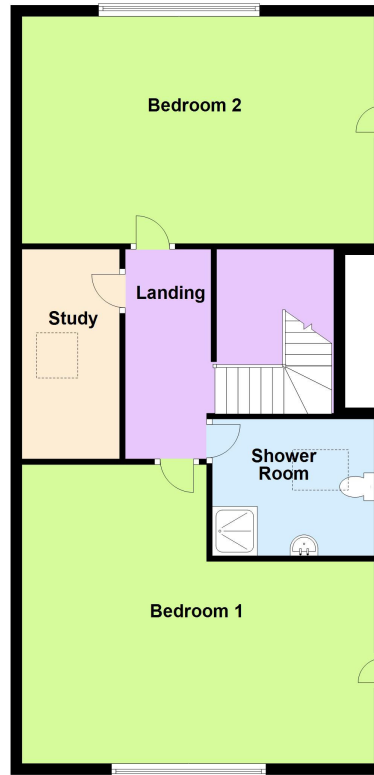


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Ground Floor
Approx. 135.8 sq. metres (1461.3 sq. feet)



First Floor
Approx. 82.6 sq. metres (889.0 sq. feet)



Total area: approx. 218.4 sq. metres (2350.3 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up on to Langdown Lawn. Proceed over the roundabout and after a short way, turn right in to Noads Way and then bear round the left-hand bend (still Noads Way) taking the first turning right in to Lime Walk. Proceed around the left-hand bend and the property will be found a short way along on the right-hand side.

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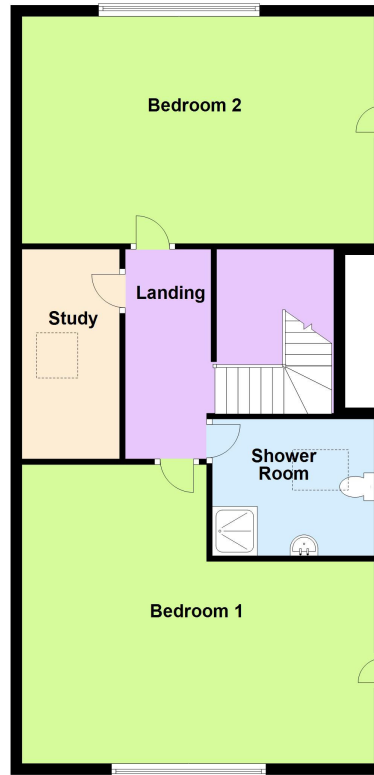


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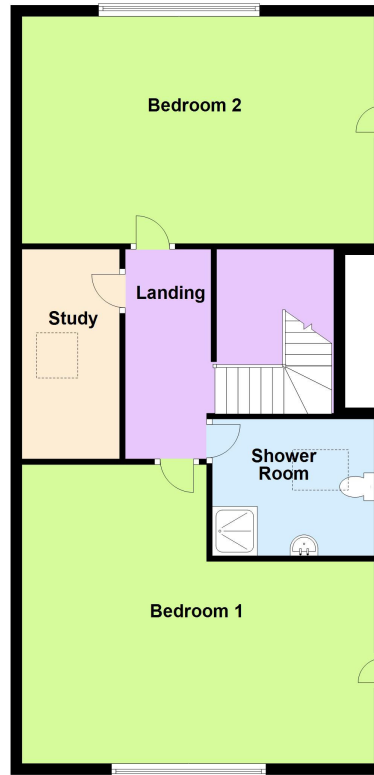


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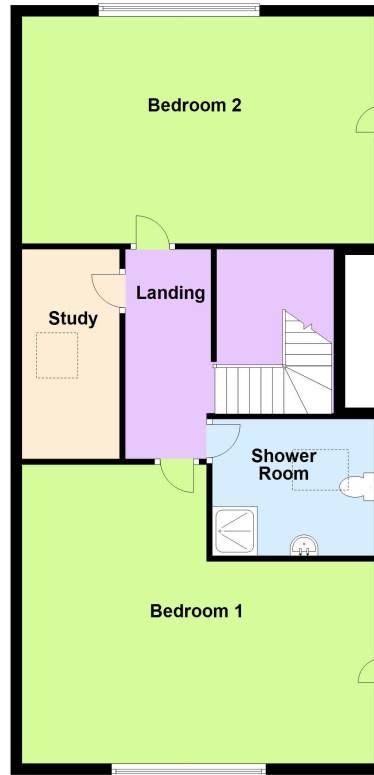


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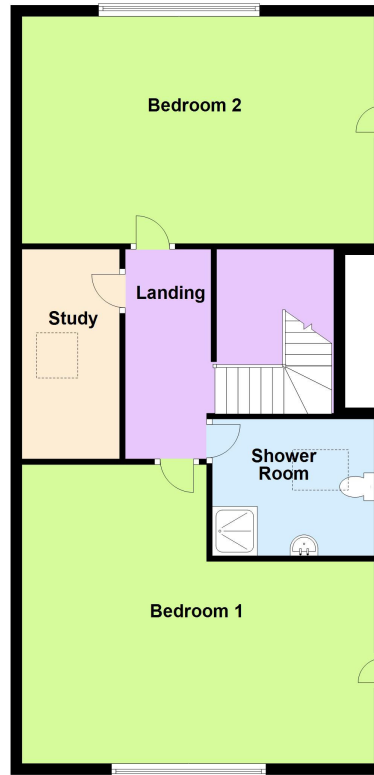


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An extremely spacious detached chalet with 4 double bedrooms, lounge, dining room, study, near ¼ acre plot, ample parking & double garage

£725,000

UPVC double glazed windows and doors, refitted kitchen, refitted bathroom, gas central heating with replacement boiler. Ample parking and detached double garage.



ACCOMMODATION

Entrance hall, lounge, dining room, study, kitchen, utility room, inner hall, bathroom, 4 bedrooms, shower room

ENTRANCE HALL Part glazed front door, built-in double cupboard, radiator, door to inner hall and doors to:

BEDROOM 3 c.4.68m x 4.40m (15'4" x 14'5"). Radiator and front aspect window.

BEDROOM 4 c.4.38m x 3.64m (14'4" x 11'11"). Radiator and front aspect window.

BATHROOM Modern suite comprising white suite of panelled bath with mixer tap shower attachment, pedestal wash hand basin, close coupled WC, fully tiled shower cubicle, part tiled walls, radiator and side aspect window.

INNER HALL Staircase with small cupboard below. Door to utility room and to:

LOUNGE c.7.14m x 4.07m (23' 5" x 13'4"). Two radiators, gas wall heater, side and rear aspect windows, sliding patio door leading to rear garden.

DINING ROOM c.4.96m x 3.64m (16'3" x 11'11"). Radiator and side aspect window.

UTILITY ROOM c.3.03m x 2.72m (9'11" x 8'11"). Circular stainless steel sink unit with mixer tap. Range of base units with cupboards and drawers with worktops above, space and plumbing for automatic washing machine. 'Vaillant' gas fired boiler, side aspect window with part glazed door leading to side of property. Open access to:

KITCHEN c.3.99m x 2.72m (13'1" x 8'11"). Refitted with range of beech effect units comprising enamel 1.5 bowl single drainer sink unit with cupboard below and integrated dishwasher below. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Integrated fridge, range of wall cupboards, two glass display cupboards. 'Zanussi' electric oven with 'Zanussi' microwave above with cupboards above and below. 'Zanussi' electric hob with extractor hood over and rear aspect window.

LANDING Galleried over the hallway, large display shelf and side aspect Velux window.

BEDROOM 1 c.5.47m x 5.36m (17'11" x 17'7"). (Max measurements as room is 'L' shaped). Radiator, access to eaves storage and front aspect window.

BEDROOM 2 c.5.47m x 4.07m (17'11" x 13'4"). Radiator, access to eaves storage and rear aspect window.

STUDY c.4.03m x 1.73m (13'2" x 5'8"). Radiator and side aspect Velux window.

SHOWER ROOM Fully tiled shower cubicle, pedestal wash hand basin with tiled splashback, close coupled WC, radiator and side aspect Velux window.

OUTSIDE:

FRONT GARDEN: Bordered to the front boundary by mature high hedge, lawned area, driveway with parking for 3/4 cars leading to rear garden. Side pedestrian access to the opposite side of the property.

REAR GARDEN: Which is mainly laid to lawn. DETACHED BRICK BUILT GARAGE under pitched tiled roof with roof storage, windows, power and light and single door. The garage is accessed via double wooden gates coming off of Water Lane.

COUNCIL TAX BAND 'E' – payable 2021/22 - £2374.53

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 218.4 sq. metres (2,350.3 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/TW-01.22

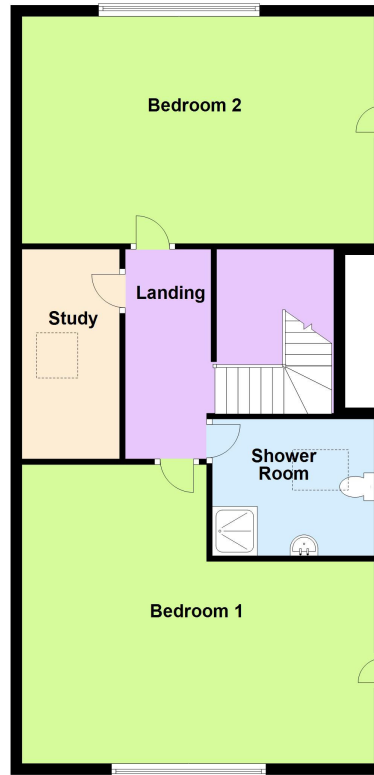


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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. 135.8 sq. metres (1461.3 sq. feet)



First Floor
Approx. 82.6 sq. metres (889.0 sq. feet)



Total area: approx. 218.4 sq. metres (2350.3 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up on to Langdown Lawn. Proceed over the roundabout and after a short way, turn right in to Noads Way and then bear round the left-hand bend (still Noads Way) taking the first turning right in to Lime Walk. Proceed around the left-hand bend and the property will be found a short way along on the right-hand side.

paul jeffreys

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

