



17 Malvern Drive,  
Dibden Purlieu

paul jeffreys

# 17 Malvern Drive, Dibden Purlieu | SO45 5QY

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – 1 mile approx. (distances are approximate)

A Bloor built 4 bedroom detached house, with open plan ground floor accommodation requiring updating, tucked away position, backing & siding onto wooded copse

UPVC double glazed windows and doors, gas central heating with replacement boiler, mostly smooth plastered ceilings, conservatory, double garage, secluded position.

## ACCOMMODATION

Entrance lobby, hall, cloakroom, lounge, open plan dining/kitchen, conservatory, study, 4 bedrooms, en-suite shower room, family bathroom.

**ENTRANCE LOBBY** UPVC leaded light front door with two glazed side panels, tiled floor, UPVC double glazed door to:

**ENTRANCE HALL** With wood flooring, smooth plastered ceiling with recessed downlighters, thermostat control, stairs with cupboard below, radiator.

**CLOAKROOM** White suite comprising WC, wash hand basin, fully tiled walls, radiator, recessed downlighters, smooth plastered ceiling, side aspect window.

**LOUNGE** c.4.20m x 3.96m (13'9" x 13'). Front aspect walk-in bay window, gas fire point with Adam style surround (current gas coal effect fire disconnected), double radiator, smooth plastered ceiling with recessed downlighters, wood flooring, telephone & TV points, wide open access to:

**DINING AREA** c.3.35m x 2.68m (11' x 8'9"). Double radiator and further vertical radiator, wood flooring, glazed double doors to conservatory, open access to:

**KITCHEN** c.4.39m x 2.70m (14'5" x 8'10"). Comprising inset single drainer 1.5 bowl stainless steel sink unit with

cupboards below, range of base units with cupboards & drawers with worktops above and tiled splashbacks, larger type cupboard with pull-out racked unit, two wall cupboards, tiled floor, peninsular breakfast bar, 'Cannon' 6-burner range cooker with two ovens (some of the buttons are missing), arch giving access to hall, two rear aspect windows, arch leading to:

**UTILITY ROOM** c.2.08m x 1.96m (6'10" x 6'5" room is L shaped so max. measurements). Worktop with space & plumbing for automatic washing machine below, space for fridge/freezer, tiled floor, 'Ideal' gas fired combination boiler, smooth plastered ceiling with recessed downlighters, glazed door to side of property.

**STUDY** c.2.16m x 1.97m (7'1" x 6'5"). Radiator, window overlooking entrance lobby.

**CONSERVATORY** c.4.11m x 3.62m (13'5" max. x 11'10" max.) Fully glazed of UPVC construction with glass pitched roof, tiled floor, electric wall heater, glazed double doors leading to rear garden.

**LANDING** Wood flooring, hatch to loft space, smooth plastered ceiling with recessed downlighters, storage cupboard.



**BEDROOM 1** c.3.70m x 3.45m (12'1" x 11'4" includes built in wardrobes). Radiator, wood flooring, range of built in wardrobes with box cupboards above bed area, drawer unit, smooth plastered ceiling with recessed downlighters, door to:

**EN-SUITE** Fully tiled walls comprising fully tiled shower cubicle with plumbed in shower, wash hand basin in vanity with cupboard below, WC, tiled floor, chrome heated towel rail, smooth plastered ceiling with recessed downlighters, side aspect window.

**BEDROOM 2** c.3.21m x 3.07m (10'6" x 10'1"). Built in wardrobe with mirrored doors, radiator, front aspect window.

**BEDROOM 3** c.3.70m x 2.12m (12'1" x 6'11"). Radiator, rear aspect window.

**BEDROOM 4** c.2.82m x 2.01m (9'1" x 6'7"). Radiator, rear aspect window.

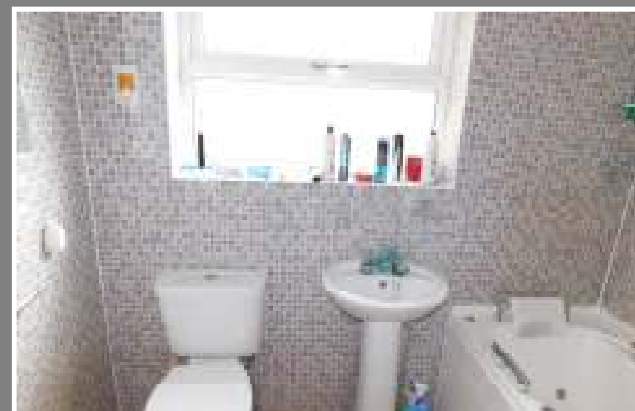
**BATHROOM** White suite comprising pedestal wash hand basin, close coupled WC, spa bath with plumbed in shower and glass shower screen, extractor fan, smooth plastered ceiling with recessed downlighter, built in storage cupboard, front aspect window, radiator.

**OUTSIDE:**

**FRONT GARDEN:** Good sized lawned area, mature hedging, two car drive leading to **DOUBLE GARAGE** with roof storage, power, light and personal door leading to rear garden, side pedestrian access via wooden gate leading to **REAR GARDEN:** Paved patio, large side storage area with gate to front of property and door to garage, small lawned area, mature bushes, shrubs & trees. There is a shed to the other side of the property. The rear garden is fully fenced and has a westerly facing aspect. The property sides and backs onto a wooded copse.

**COUNCIL TAX BAND 'E'** – payable 2022/23 - £2,459.15.

**EPC RATING 'C'**.



**GROSS SQUARE MEASUREMENTS** 128.3 sq. metres (1,381 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**

<b>OPEN</b>	<b>Weekdays</b>	9.00am – 5.00pm
	<b>Saturday</b>	9.00am – 4.00pm
	<b>Sunday</b>	10.00am – 3.00pm

PMD/HC/04.22

**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.



**DIRECTIONS:** Leave Hythe via Langdown Lawn and on reaching the Whitewater Rise roundabout turn right into Upper Mullins Lane. Continue along this road passing the Noadswood School playing fields on the left hand side and take next turning right into Malvern Drive. Continue to the bottom and bear left and the property will be found in the left hand corner, indicated by our For Sale

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk

**pauljeffreys.co.uk**

