



26 Morris Close, Dibden, SO45 5UX

£399,950

paul jeffreys





## 26 Morris Close, Dibden

MUCH IMPROVED AND REMODELLED 3/4 BEDROOM DETACHED HOUSE IN A POPULAR LOCATION, UPVC DOUBLE GLAZED WINDOWS AND DOORS, REFITTED KITCHEN/DINER, GCH, VENDOR SUITED

### ACCOMMODATION

Entrance lobby, cloakroom, lounge, kitchen/diner, family room/bedroom 4, conservatory, 3 bedrooms, ensuite shower, family bathroom

**ENTRANCE LOBBY** Part glazed front door, smooth plastered ceiling, dimmer switch, doors to:

**CLOAKROOM** Fitted with fully tiled walls comprising wash hand basin with cupboard below, WC with concealed cistern, radiator, laminate flooring, front aspect window.

**STUDY/BEDROOM 4** c.5.05m x 2.48m (16'7" x 8'1") Radiator, smooth plastered ceiling with recess downlighters, 2 front aspect windows.

**LOUNGE** c.4.09m x 3.33m (13'5" x 10'11") (measurements exclude recess for stairs and under stairs cupboard) 2 radiators, telephone point, smooth plastered ceiling, storage cupboard under stairs, thermostat control, front aspect window, arch to:

**KITCHEN/DINING ROOM** c.6.03m x 2.78m (19'9" x 9'1")  
**KITCHEN AREA** refitted with range of cream gloss effect units comprising inset white enamel sink unit with cupboard below and space and plumbing for automatic washing machine and space and plumbing for dishwasher. Range of base units with cupboards and drawers with worktops above with tiled splashbacks, integrated freezer and integrated wine cooler, space for fridge below worktop, radiator, wood laminate flooring, Neff gas hob with Bosch electric oven below with stainless steel extractor hood over. Wall cupboard housing Vaillant gas fired boiler (installed approximately 18 months ago) peninsula unit/breakfast bar, smooth plastered ceiling with recess downlighters, rear aspect window and half glazed door to side of property.

**DINING AREA** Glazed double doors leading to:

**CONSERVATORY** c.3.38m x 2.67m (11" x 8'9") of part brick cavity construction with UPVC double glazed units, electric panel heater, glazed double doors leading to rear garden.

**LANDING** Half landing window, hatch to loft space, storage cupboard, airing cupboard with lagged tank and immersion, double radiator.

**BEDROOM 1** c.3.24m x 2.84m (10'7" (excl wardrobes) x 9'4") large built in double wardrobe with mirrored sliding doors, radiator, telephone point, smooth plastered ceiling, rear aspect window, door to:

**ENSUITE** refitted comprising white suite with low level WC, wash hand basin with cupboard below and adjoining shelf, fully tiled shower cubicle with plumbed in shower, shaver socket, radiator, extractor vent, smooth plastered ceiling with recess downlighter.

**BEDROOM 2** c.3.16m x 2.67m (10'4" x 8'9") double wardrobe recess, radiator, front aspect window

**BEDROOM 3** c.2.90m x 2.25m (9'5" x 7'4") (room is L shaped) radiator, telephone point, front aspect window.

**BATHROOM** White suite comprising wash hand basin and vanity unit with adjoining shelf with cupboards below, tiled splashbacks, shaver socket, WC, panelled bath with fully tiled surround with plumbed in shower, chrome heated towel rail, extractor fan, smooth plastered ceiling with recess downlighters, rear aspect window.

### OUTSIDE:

**FRONT GARDEN** with parking for 2 cars, side pedestrian access to:

**REAR GARDEN:** southerly aspect, 2 paved patios, outside tap, lawned area, flower and shrub beds, good sized shed to rear of garden with electric.



COUNCIL TAX BAND 'D' – payable 2022/23 - £2012.03

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 100.4 sq. metres (1079sq. feet) approx.

TENURE The agents are advised this property is 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.

DIRECTIONS Leave Hythe via Jones Lane and on reaching the junction for Southampton Road turn right. Take the second turning on the left hand side into Claypits Lane and proceed to the mini roundabout turning left. Morris Close will be found as the first turning on the right hand side and follow the road around to the right and then left and the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

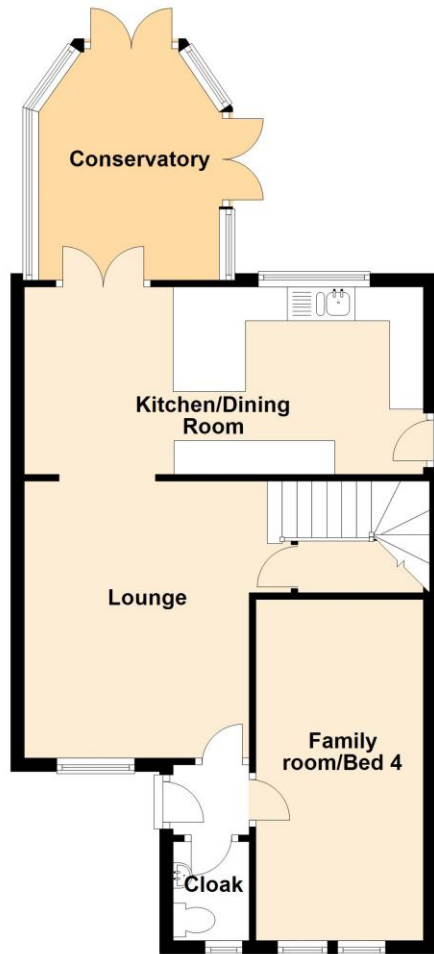
PMD/SW/06.22



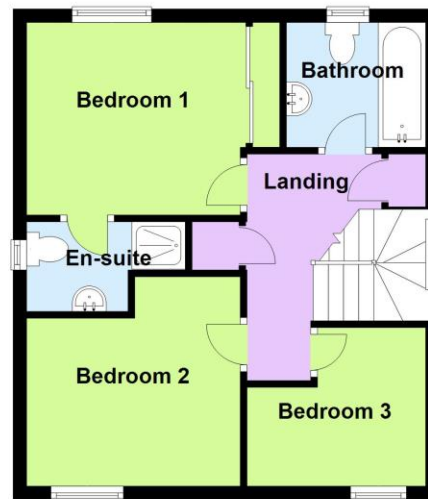




## Ground Floor



## First Floor



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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

[pauljeffreys.co.uk](http://pauljeffreys.co.uk)

**zoopla**.co.uk

**rightmove**.co.uk  
The UK's number one property website

**paul jeffreys**

Sales | lettings | land

**Open 7 Days**

 Paul Jeffreys Estate Agents

 @pauljeffreys92