



35 Oaklands Way, Dibden Purlieu, SO45 5SS

£425,000

paul jeffreys



35 Oaklands Way, Dibden Purlieu

AN ATTRACTIVE THREE BED LINK DETACHED HOUSE IN A POPULAR AREA OF DIBDEN PURLIEU AND WITHIN CATCHMENT OF ORCHARD AND NOADSWOOD SCHOOL

Gas central heating, double glazing, refitted kitchen, refitted bathroom, parking 3/4 cars, garage.

ACCOMMODATION

Entrance hall, lounge, kitchen/breakfast room, utility room, cloakroom, conservatory, 3 bedrooms, bathroom, ensuite.

ENTRANCE HALL UPVC Glazed front door, radiator, coat cupboard, door to:

LOUNGE c.4.24m x 3.77m (13'11" x 12'4"). Radiator, TV point, front aspect window, opening to:

KITCHEN/BREAKFAST ROOM c.4.80m x 2.81m (15'9" x 9'3"). Range of base units with cupboards and drawers, built in dish washer and undercounter fridge, worktops, electric induction hob with extractor over, stainless steel sink unit, range of wall cupboards, recess downlighters, 2 radiators, understairs larder cupboard, door to:

UTILITY ROOM c.3.05m narrowing to 1.88m x 2.47m (10' narrowing to 6'2" x 8'1"). Space and plumbing for automatic washing machine and tumble dryer, wall cupboards, radiator, cupboard housing 'Baxi' boiler, door to garage, cloakroom and conservatory.

CLOAKROOM Radiator, WC with concealed cistern, wash hand basin, side aspect window.

CONSERVATORY c.6.60m x 3.67m (21'8" x 12'). Radiator, TV point.

LANDING Hatch to loft space, airing cupboard.

BEDROOM 1 c.4.03m x 3.74m (13'3" x 12'3"). Radiator, built in wardrobes, front aspect window, door to:

ENSUITE Shower cubicle with plumbed in shower over, extractor fan, WC, wash hand basin, chrome heated towel rail, tiled walls, front aspect window.

BEDROOM 2 c.5.08m x 2.48m (16'8" x 8'2"). Front and rear Velux windows, 2 radiators, recess downlighters, eaves storage.

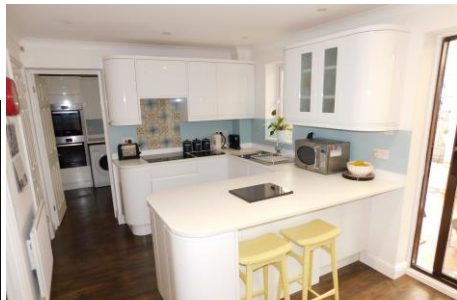
BEDROOM 3 c.3.05m x 2.79m (10' x 9'2"). Radiator, telephone point, rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with plumbed in shower over, tiled surround, extractor fan, radiator, rear aspect window.

OUTSIDE:

FRONT: Newly block paved driveway with parking for 3/4 cars with access to the garage with up and over door.

REAR: Patio area, garden shed, decked area, shrub beds, side access.



COUNCIL TAX BAND 'D' – payable 2023/24 - £2,117.50

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 135 sq. metres (1453.2 sq. 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 From our office proceed via New Road, continuing up onto Langdown Lawn and past Hythe hospital. On reaching the roundabout turn right up onto Upper Mullins Lane. This then runs into Challenger Way and just as the road drops down and bears to the right turn left into Oaklands Way, follow the road for a short while and the property will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

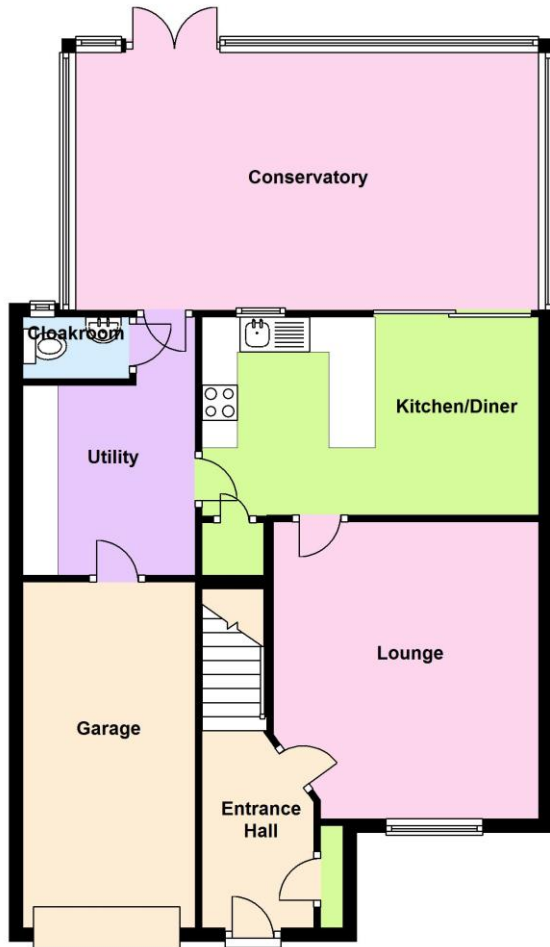
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/03.23

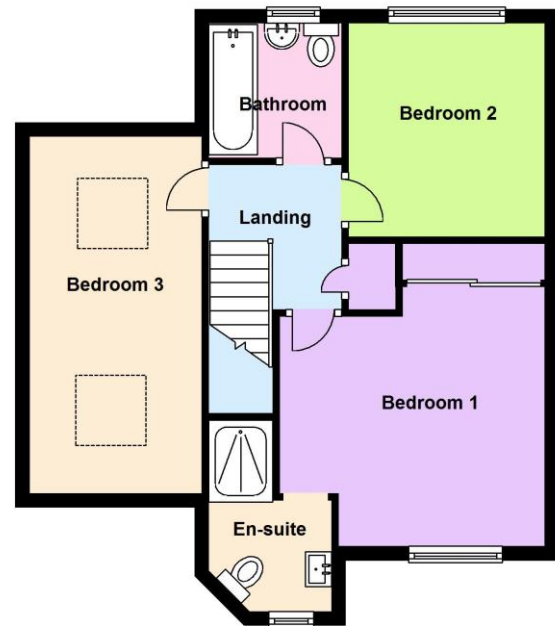




Ground Floor



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.

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