



21 Capella Gardens, Dibden, SO45 5UE

£374,950

paul jeffreys



21 Capella Gardens, Dibden

A FULL HEIGHT EXTENDED 4 BED SEMI DETACHED FAMILY HOUSE IN A POPULAR LOCATION IN DIBDEN. Refitted kitchen, double glazing, gas central heating, driveway with 2 parking spaces, garage with power and light, south-westerly aspect rear garden. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, 4 bedrooms, bathroom, ensuite.

ENTRANCE HALL UPVC Glazed front door with glazed side panel, radiator, opening to:

LOUNGE c.3.99m x 3.76m narrowing to 2.77m (13'1" x 12'4" narrowing to 9'1"). Radiator, understairs cupboard, 2 TV points, front aspect window, door to:

DINING ROOM c.5.03m x 3.35m (16'6" x 11'). Radiator, rear aspect window, UPVC glazed door to rear, opening to:

KITCHEN c.2.59m x 2.49m (8'6" x 8'2"). Brand new and unused, range of base units with cupboards and drawers, space for fridge-freezer, automatic washing machine and electric cooker with extractor fan over, worktops, stainless steel sink unit, range of wall cupboards, rear aspect window.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.5.69m x 2.57m (18'8" x 8'5"). 2 radiators, TV point, front and side aspect windows, door to:

ENSUITE Panelled bath with 'Triton' electric shower over with glazed door, WC, pedestal wash hand basin, recess downlighters, hatch to loft space, rear aspect window.

BEDROOM 2 c.4.06 x 2.64m (13'4" x 8'8"). Radiator, front aspect window.

BEDROOM 3 c.3.41m x 2.92m (11'2" x 9'7"). Radiator, built in wardrobe, rear aspect window.

BEDROOM 4 c.2.90m x 1.96m (9'6" x 6'5"). Radiator, built in overstairs cupboard, front aspect window.

SHOWER ROOM WC, pedestal wash hand basin, double shower cubicle with plumbed in shower with glazed doors, radiator, rear aspect window.

OUTSIDE:

FRONT: driveway with parking for 2 cars leading to garage with up and over door with power and light, housing 'Ideal Logic' combination boiler 30, laid to lawn area, mature shrubbery. **REAR:** south-westerly aspect, laid to lawn, shrub beds with mature shrubbery, patio area, shed, outside tap, gated rear access.



COUNCIL TAX BAND 'C' – payable 2023/24 - £1,882.22

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 101.5sq. metres (1092.2sq. 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 Langdown Lawn and on reaching the Whitewater Rise roundabout turn right into Upper Mullins Lane. Continue past the school playing fields on the left and continue until you reach Dibden which is around a mile away, take the left into Cumberland Way and then take the first left into Capella Gardens and the property will be found at the end straight in front of you, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

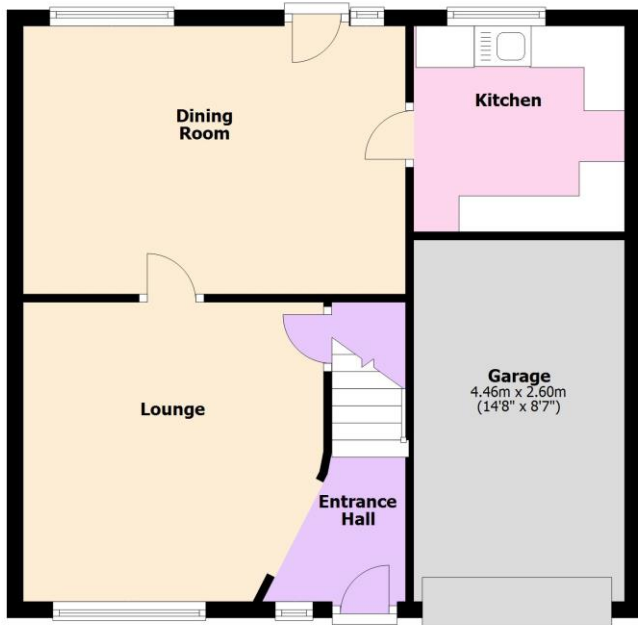
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Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



Total area: approx. 105.5 sq. metres (1135.4 sq. feet)

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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