



75 Highlands Way, Dibden Purlicu SO45 4HY

£425,000

paul jeffreys



A VASTLY EXTENDED 4 BEDROOM SEMI-DETACHED HOUSE
WITHIN A NICE AREA OF DIBDEN PURLIEU

Driveway with parking for 2 cars leading to wider-than-normal integral garage, gas central heating, double glazing, good sized attractive gardens, vendor suited.

ACCOMMODATION

Porch, entrance hall, sitting room, dining room, kitchen, lounge, cloakroom, 4 bedrooms, bath/shower room, en suite

PORCH UPVC glazed front door, front & side aspect windows, door to garage housing cupboard with 'Worcester' combination boiler and power & light, UPVC glazed door to:

ENTRANCE HALL Radiator, understairs cupboard, smooth plastered ceiling with recessed downlighters, double doors to:

SITTING ROOM c.4.57m x 3.53m (15' x 11'7"). Radiator, TV point, UPVC glazed front aspect window, opening to:

DINING ROOM c.3.43m x 2.74m (11'3" x 9'). Radiator, log burner, UPVC double doors to rear, opening to:

KITCHEN c.3.41m x 2.64m (11'2" x 8'8"). Range of base units with cupboards and drawers, space for automatic washing machine, built in oven & grill with extractor over, worktops, tiled splashbacks, 1.5 bowl sink unit, range of wall cupboards, rear aspect window, door to:

LOUNGE c.6.40m x 3.68m (21' x 12'1"). Radiator, side aspect window, UPV door to rear, door to:

CLOAKROOM WC, wash hand basin, side aspect window.

LANDING Radiator, hatch to loft space, door to:

BEDROOM 1 c.6.02m x 3.71m (19'9" x 12'2"). Radiator, built in cupboards, hatch to loft space, front aspect window, door to:

EN SUITE WC, pedestal wash hand basin, walk-in shower cubicle with glazed sliding doors with plumbed in shower with rain-effect shower head, tiled surround, panelled bath, chrome heated towel rail, smooth plastered ceilings with recessed downlighters, extractor fan, rear aspect window.

BEDROOM 2 c.3.38m x 2.92m (11'1" x 9'7"). Radiator, opening with wardrobe space, rear aspect window.

BEDROOM 3 c.2.92m x 2.62m (9'7" x 8'7"). Radiator, built in wardrobe, front aspect window.

BEDROOM 4 c.2.92m x 1.75m (9'7" x 5'9"). Built in cupboards, front aspect window.

BATHROOM Corner bathtub, shower cubicle with glazed sliding doors with plumbed in shower over and tiled surround, WC, pedestal wash hand basin, radiator, rear aspect window.



OUTSIDE

FRONT Shingle driveway with parking for 2 cars leading to up-and-over garage door leading to garage. Laid to lawn area, mature hedge and shrubbery.

REAR With south-easterly aspect, large barn style covered area with shower with potential for further development, or to be used as potential space for hot tub/bar. Patio, good sized laid to lawn area, shrub beds with mature shrubbery, gate to side.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 159.7 sq. metres (1,719 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 Leave Hythe via New Road continuing up onto Langdown Lawn and continue up past the Hospital and shortly after take 1st left into Highlands Way. At the T turn left and continue down the hill and the property will be found roughly half way down on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

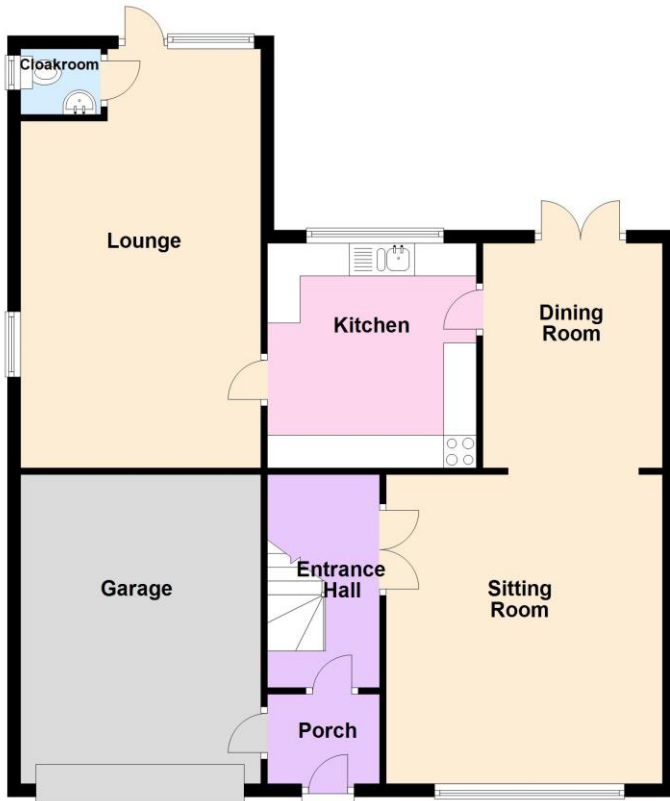
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/02.24

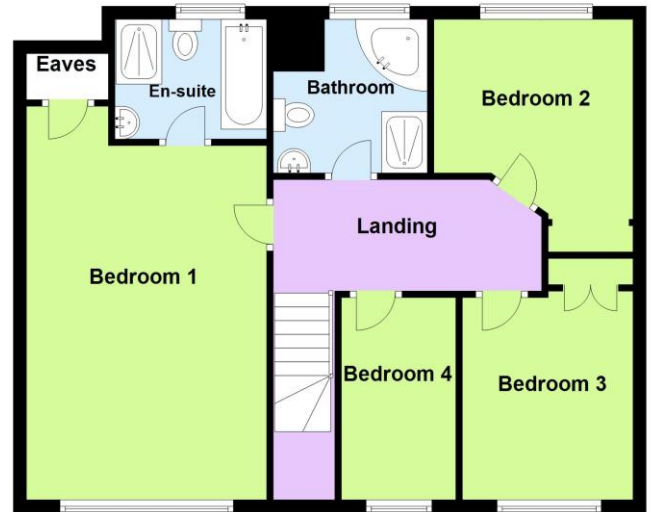




Ground Floor



First Floor



Total area: approx. 159.7 sq. metres (1719.0 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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