



20 Dukeswood Drive,  
Dibden Purlieu

paul jeffreys

# 20 Dukeswood Drive

Dibden Purlieu | SO45 4NJ

Southampton – 14 miles, Lymington – 10 miles,  
M27 – 14 miles  
(distances are approximate)

A substantially extended 4 bedroom detached house, with large vaulted ceiling lounge, large dining room and study/playroom, ample parking, close to local schools

£499,950

UPVC double glazed windows, gas central heating, plastic fascias/soffits/gutters, ample parking with space for caravan/boat, large rear garden with full width patio

## ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, study/playroom, kitchen, 4 bedrooms, bathroom

**ENTRANCE HALL** With replacement composite part glazed front door with two glazed side panels, smooth plastered ceiling, double radiator, stairs.

**CLOAKROOM** White suite comprising WC with wash hand basin with cupboard below, tiled splashback, window.

**DINING ROOM** c.6.65m x 4.23m to 3.64m (21'9" x 13'10" to 11'11"). Two radiators (one with cover), smooth plastered ceiling, understairs storage cupboard, tri-fold doors leading to rear garden, front aspect window, door to kitchen and door to:

**LOUNGE** c.5.67m x 5.07m (18'7" x 16'7"). A superb room with vaulted ceiling with two Velux windows, two front aspect windows, rear aspect window. Two radiators, large wood burner on tiled hearth with tiled backing.

**KITCHEN** c.4.10m x 2.92m (13'5" x 9'7"). Range of modern units comprising acrylic 1.5 bowl sink unit with one cupboard below with space & plumbing for dishwasher, range of base units with cupboards & drawers with worktops above, range of wall cupboards, housing for fridge/freezer, cupboard housing gas fired combination boiler, 'Rangemaster' gas 5-burner and electric hotplate

cooker with two ovens, grill & warming cupboard. Wine rack, tiled floor, smooth plastered ceiling with recessed downlighters, rear aspect window, half glazed door to side covered area and door to:

**STUDY/PLAYROOM** c.5.52m x 2.50m (18'1" x 8'2"). Double radiator, smooth plastered ceiling, built in cupboard, front aspect window, door to hall.

**COVERED SIDEWAY** With door to front garden and door to rear garden.

**LANDING** Hatch to loft space.

**BEDROOM 1** c.4.20m x 3.19m (13'9" x 10'4"). Radiator, smooth plastered ceiling, front aspect window.

**BEDROOM 2** c.3.61m x 2.45m (11'10" x 8'). Radiator, built in single cupboard, front aspect window.

**BEDROOM 3** c.3.29m x 2.88m (10'9" x 9'5" inc. door recess). Radiator, rear aspect window.

**BEDROOM 4** c.2.91m x 2.46m (9'6" x 8'1"). Radiator, built in single cupboard, rear aspect window.

**BATHROOM** Having been refitted with white suite comprising panelled bath with fully tiled surround & mixer tap shower attachment, pedestal wash hand basin, WC,



fully tiled shower cubicle with plumbed in shower, extractor fan, smooth plastered ceiling, chrome heated towel rail, recessed downlighters, rear aspect window.

#### OUTSIDE

**FRONT GARDEN:** With large block paved driveway with ample parking with space for caravan/boat with double gates leading through to side storage area with further storage also leading through to the rear garden. The rest of the front garden has a large lawned area.

**REAR GARDEN:** With very large full width paved patio with raised planters, steps leading up to lawned area with flower & shrub beds, which leads to a further wild garden at the top of the garden, masonry barbecue. The garden has an approximate south-facing aspect.

COUNCIL TAX BAND 'E' – payable 2024/25 - £2,726.45.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 142.6 sq. metres  
(1,535.4 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

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

PMD/HC/04.24



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.



Total area: approx. 142.6 sq. metres (1535.4 sq. feet)



**DIRECTIONS:** Leave Hythe via New Road continuing up onto Langdown Lawn. Continue to the Whitewater Rise roundabout turning left into Whitewater Rise and take 3<sup>rd</sup> turning left into Dukeswood Drive and the property will be found a short way along on the right hand side, indicated by our For Sale board.

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