



5 Cleveland Drive
Dibden Purlieu

paul jeffreys

5 Cleveland Drive

Dibden Purlieu | SO45 5QR

Southampton – 15 miles, Lymington – 8 miles, M27 – 14 miles, Hythe Village – 2 miles
(distances are approximate)

A large 2 bedroom detached bungalow in sought after location, with integral double garage and parking for 2/3 cars
NO CHAIN

£549,950

Double glazed windows, gas central heating, beautiful garden. Within catchment of Orchard and Noadswood Schools. Short drive of local supermarket and leisure centre.

ACCOMMODATION

Entrance hall, lounge, dining area, kitchen, 2 bedrooms, bathroom, en-suite wetroom

ENTRANCE HALL New UPVC glazed front door, radiator, cloaks cupboard, hatch to loft space, airing cupboard, telephone point, door to:

LOUNGE c.5.64m x 3.56m (18'6" x 11'8"). TV point, gas fire, radiator, two front aspect windows, archway to:

DINING AREA c.3.05m x 2.97m (10' x 9'9"). Radiator, serving hatch, sliding doors to rear.

KITCHEN c.3.68m x 3.23m (12'1" x 10'7"). Range of base units with cupboards and drawers, space for appliances, built in 'Bosch' gas hob, 'Neff' oven and grill, stainless steel 1.5 bowl sink unit, worktops, tiled splashbacks, range of wall cupboards, rear aspect window, UPVC glazed door to rear.

BEDROOM 1 c.4.93m narrowing to 3.99m x 4.37m (16'2" narrowing to 13'1" x 14'4"). Radiator, built in wardrobes, rear aspect window, door to:

EN-SUITE WETROOM Plumbed in shower with rain effect shower, WC, wash hand basin, medicine cabinet, fully tiled walls, chrome heated towel rail, front aspect window.

BEDROOM 2 c.4.02m x 3.84m (13'2" x 12'7"). Radiator, rear aspect window.

BATHROOM WC, pedestal wash hand basin, corner bath, radiator, fully tiled walls, rear aspect window.

OUTSIDE:

FRONT GARDEN: Laid to lawn with surrounding hedge and shrubbery, twin up-and-over doors to double garage with power & light, outside light, parking for 2/3 cars.

REAR GARDEN: Beautifully maintained garden with mature bushes and shrubs, small patio, pond, tap, garden shed, rear access to garage.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 130.1 sq. metres (1,400.5 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.

AGENTS NOTE Sale is subject to grant of probate.

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 |

MJD/HC/05.24



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. 130.1 sq. metres (1400.5 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn passing the parade of shops and at the roundabout take 3rd right into Upper Mullins Lane, which eventually becomes Challenger Way. Turn left into Cleveland Drive, following the road round to the right and to the left and the property will be found on the left hand side.

paul jeffreys

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk



pauljeffreys.co.uk