



The Brambles, Claypits Lane, Dibden SO45 5TN

£465,000

paul jeffreys



The Brambles, Claypits Lane, Dibden

AN ATTRACTIVE THREE BED DETACHED CHALET BUNGALOW ON A GOOD SIZED PLOT.

Double glazing, gas central heating, shingle driveway with parking for 6/7 cars, walking distant of local supermarket and leisure centre.

ACCOMMODATION

Entrance hall, lounge, kitchen, dining room, conservatory, three bedrooms, bathroom, ensuite.

ENTRANCE HALL Wooden part glazed front door, radiator, telephone point, door to:

LOUNGE c.3.99m x 3.55m (13'1" x 11'8"). Gas fire, radiator, TV point, front and side aspect window.

DINING ROOM c.4.45m x 3.04m (14'7" x 10'). Radiator, side aspect window, double doors to:

KITCHEN c.3.66m x 3.61m (12' x 11'10"). Range of base units with cupboards and drawers, built in oven/grill, electric hob with extractor fan over, built in fridge/freezer, space for automatic washing machine, built in dishwasher, one and half bowl sink unit, tiled splashbacks, range of wall cupboards, cupboard housing 'Vaillant' boiler, storage cupboards, radiator, barn door to rear.

BEDROOM 2 c.3.66m x 3.53m (12' x 11'7"). Fireplace, TV point, radiator, built in wardrobes, front aspect window.

BEDROOM 3 c.3.66m x 3.05m (12' x 10'). Radiator, airing cupboard with hot water tank, telephone point, built in wardrobe, UPVC double doors to:

CONSERVATORY c.3.35m x 3.28m (11' x 10'9"). Of part brick UPVC construction, double doors to rear.

BATHROOM Panelled bath, pedestal wash hand basin, WC, rear aspect window.

LANDING Eaves storage space, door to:

BEDROOM 1 c.4.52m x 4.03m (14'10" x 13'3"). Eaves storage, radiator, TV point, front aspect window, door to:

ENSUITE WC, pedestal wash hand basin, panelled bath, Velux window.

OUTSIDE

FRONT GARDEN Shingle driveway with parking for 6/7 cars.

REAR GARDEN Raised decked area, laid to lawn with mature shrubbery, Aviary/shed, large workshop with power and light to rear.



COUNCIL TAX BAND 'D' – payable 2024/25 - £2,230.73

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 117.8 sq. metres (1268 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 Jones Lane and at the 'T' junction turn right into Southampton Road, follow for around a mile and take the left into Claypits Lane, continue to the mini roundabout and take the second exit straight over and the property will be found roughly half way up on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

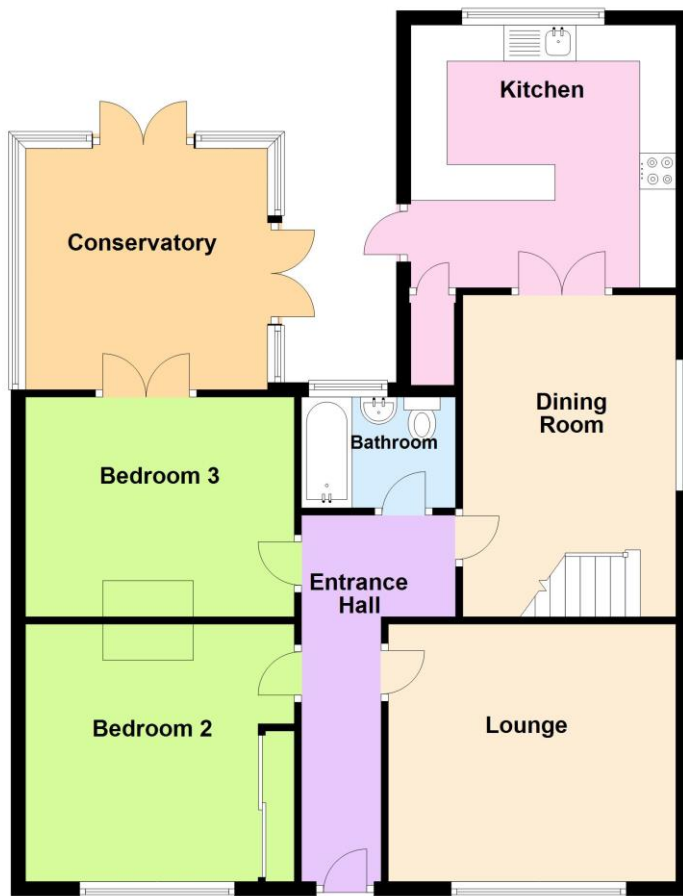
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

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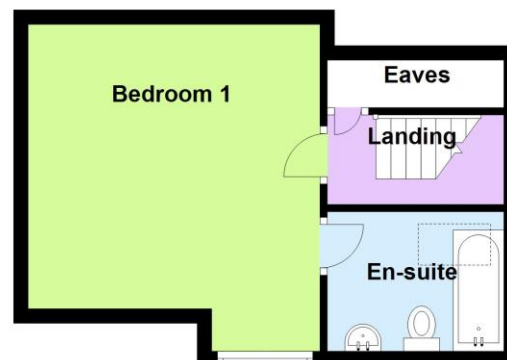




Ground Floor



First Floor



Total area: approx. 117.8 sq. metres (1268.2 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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