



15 Moorland Close
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 5SH

Southampton – 15 miles, Lymington – 8 miles, M27 – 14 miles, Hythe Village – 4 miles.
(distances are approximate)

An attractive 4 bedroom detached house, with block paved driveway with ample parking, leading to double garage

£495,000

Gas central heating, double glazing, refitted kitchen, refitted bathroom. Within catchment of Orchard School, short drive of local supermarket and leisure centre

ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/diner, conservatory, 4 bedrooms, en-suite, bathroom

ENTRANCE HALL UPVC glazed front door, side aspect window, radiator, understairs cupboard housing 'Atag' boiler, door to:

CLOAKROOM WC, wash hand basin, radiator, part tiled walls, side aspect window.

LOUNGE c.4.83m x 3.58m (15'10" x 11'9"). Radiator, fire surround and hearth (electric fire not included), TV point, box bay front aspect window, double doors to:

KITCHEN/DINER c.5.41m x 3.99m (17'9" x 13'1"). Range of base units with cupboards and drawers, built in 'Neff' dishwasher, 'Neff' induction hob with extractor over, 'Neff' double oven, 'Bosch' washing machine, stainless steel sink unit with water softener, worktops, breakfast bar, range of wall cupboards, space for American style fridge/freezer, smooth plastered ceilings and recessed downlighters, radiator, rear aspect window opening to:

CONSERVATORY c.3.18m x 2.84m (10'5" x 9'4"). Of part brick UPVC construction, electric heater, double doors to rear.

LANDING Hatch to loft space, airing cupboard, door to:

BEDROOM 1 c.4.04m x 2.67m (13'3" x 8'9"). Radiator, built in wardrobes and drawers, rear aspect window, door to:

EN-SUITE WC, wash hand basin in vanity unit, shower cubicle with plumbed in shower over, extractor fan, fully tiled walls, tiled flooring, heated towel rail, side aspect window.

BEDROOM 2 c.3.61m x 2.67m (11'10" x 8'9"). Radiator, built in wardrobes, rear aspect window.

BEDROOM 3 c.2.72m x 2.31m (8'11" x 7'7"). Built in wardrobes, radiator, rear aspect window.

BEDROOM 4 c.2.90m x 2.72m (9'6" x 8'11" max. measurements). Radiator, front aspect window.

BATHROOM WC with concealed cistern, wash hand basin in vanity unit, panelled bath with plumbed in shower over, mixer taps and glazed panel, side aspect window.



OUTSIDE:

FRONT GARDEN: Block paved driveway with ample parking for 4/5 cars, double garage with up-and-over doors with power & light, side access gate.

REAR GARDEN: Block paved patio area, laid to lawn area, shingle area, raised flower beds with mature shrubbery, shed with power.

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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS sq. metres (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.

AGENT'S NOTE The solar panels on the roof do not currently work and although the pipework is in good condition you would need to install replacement solar panels to get the benefit.

NOTE: FLOOR PLAN IS FOR GUIDANCE ONLY.

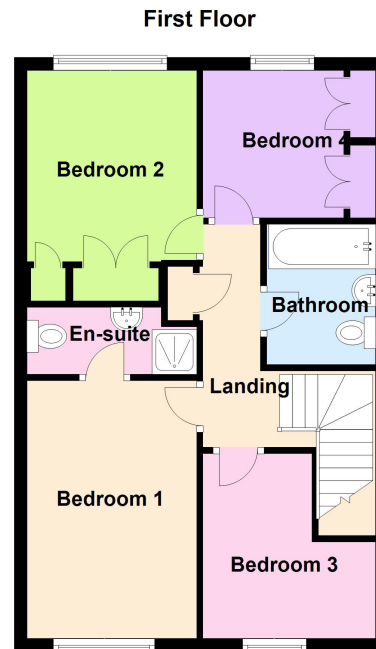
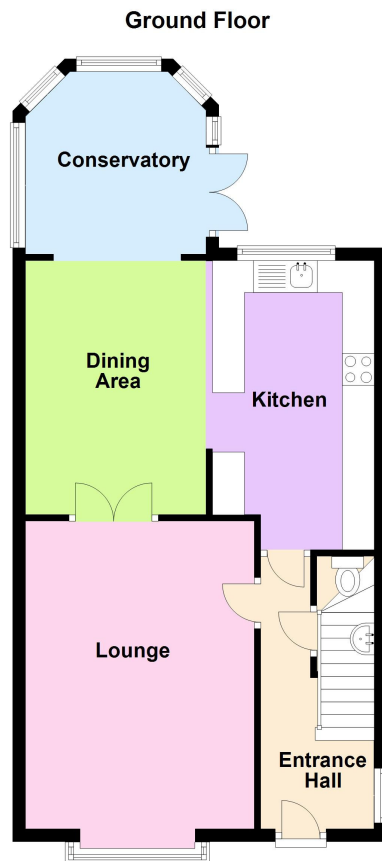
VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/08.24



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.



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 becomes Challenger Way. Follow for approx. 1/2 mile and take the 4th right into The Sylvans and at the T junction turn right into Moorland Close, follow to the end and turn to the right and the property will be found on the right, indicated by our For Sale board.

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