



3 Malvern Drive
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 5QY

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

A 4/5 bedroom detached house, on large 0.28 acre plot, with beautiful gardens and block paved driveway leading to garage

£529,950

Double glazing, gas central heating, within catchment of Orchard and Noadswood Schools, short drive of local leisure centre and supermarket, south-westerly facing garden

ACCOMMODATION

Entrance hall, cloakroom/utility, lounge, dining room, playroom, study, kitchen, four bedrooms, dressing room, en-suite, family bathroom.

ENTRANCE PORCH Of part brick/UPVC glazed construction, UPVC glazed door to:

ENTRANCE HALL Radiator, door to:

CLOAKROOM WC, wash hand basin, front aspect window.

LOUNGE c.4.32m x 3.76m (14'2" x 12'4"). Gas fire, radiator, TV point, opening to:

DINING ROOM c.3.73m x 2.57m (12'3" x 8'5"). Radiator, UPVC doors to:

CONSERVATORY c.m x m (" x "). Of part brick UPVC/wooden construction, radiator, double doors to garden.

KITCHEN c.4.14m x 2.87m (13'7" x 9'5"). Range of base units with cupboards and drawers, space for dishwasher, 'Neff' gas hob with extractor fan over, 'Neff' double oven and grill, 1.5 bowl stainless steel sink unit, worktops, tiled splashbacks, range of wall cupboards, radiator, archway to:

UTILITY ROOM c.2.54m x 1.35m (8'4" x 4'5"). 'Worcester' gas boiler, worktops, space for appliances, UPVC door to rear.

SNUG/BEDROOM 5 c.4.80m x 2.34m (15'9" x 7'8" inc. wardrobes). Wardrobes, electric heater, front aspect window.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.3.79m x 3.45m (12'5" x 11'4"). Radiator, built in wardrobes, TV point, front aspect window, door to:

EN-SUITE WC, pedestal wash hand basin, panelled bath with fully tiled walls, chrome heated towel rail, airing cupboard, front aspect window.

BEDROOM 2 c.3.51m x 2.95m narrowing to 2.34m (11'6" x 9'8" narrowing to 7'8"). Radiator, rear aspect window.

BEDROOM 3 c.2.36m x 2.13m (7'9" x 7'). Radiator, rear aspect window.

BEDROOM 4 c.2.36m x 2.13m (7'9" x 7'). Radiator, rear aspect window.

SHOWER ROOM Corner shower cubicle with plumbed in shower, WC, wash hand basin in vanity unit, fully tiled walls, chrome heated towel rail, side aspect window.



OUTSIDE:

FRONT GARDEN: Block paved driveway with ample parking with laid to lawn areas either side, mature shrubbery, up-and-over garage door to GARAGE with power and light, side gate to:

REAR GARDEN: Beautiful south-westerly facing garden with various shrub beds, trees and mature shrubbery, mainly laid to lawn. Garden shed, brick built raised beds, door to rear of garage.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 126.5 sq. metres
(1,361.2 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

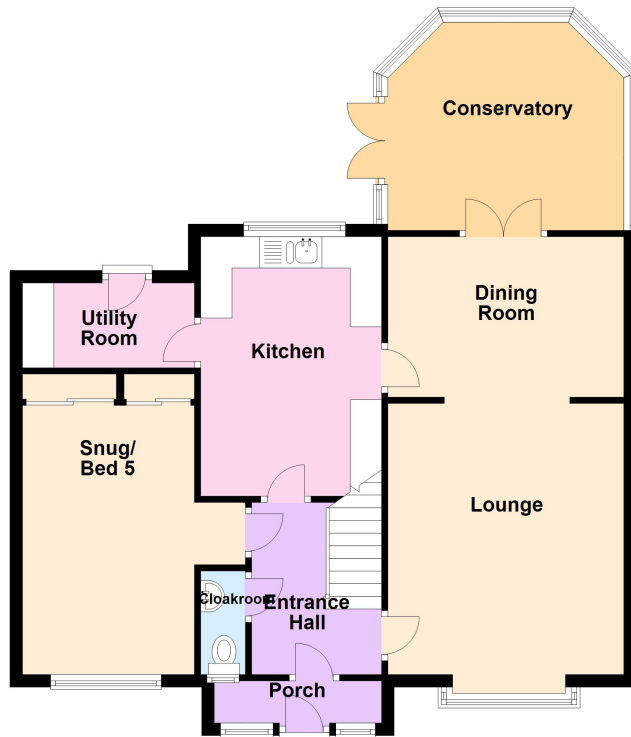
MJD/HC/08.24



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.

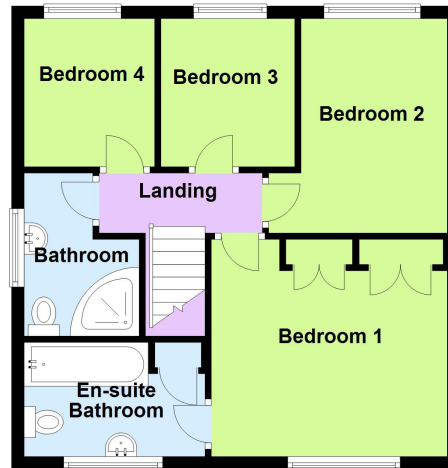
Ground Floor

Approx. 79.3 sq. metres (853.7 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



Total area: approx. 126.5 sq. metres (1361.2 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 becomes Challenger Way. After a short while turn right into Malvern Drive and the property will be found on the left hand side.

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