



11 Alder Close, Dibden Purlieu SO45 5SJ

£289,950

paul jeffreys





## 11 Alder Close, Dibden Purlieu

### A 2 BEDROOM SEMI-DETACHED BUNGALOW

Backing onto school playing fields

UPVC double glazing, gas central heating, detached garage,  
good sized gardens

#### ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, shower room

**ENTRANCE HALL** Part glazed stained leaded light UPVC front door, wood laminate flooring, airing cupboard with lagged tank, hatch to loft space, radiator, thermostat control.

**LOUNGE** c.6.04m x 3.20m (19'10" x 10'6"). Two front aspect windows, double radiator, gas fire, TV point, two wall lights.

**KITCHEN** c.2.66m x 2.66m (8'8" x 8'8"). Comprising inset stainless steel single drainer sink unit with one cupboard below and plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, space under worktop for fridge, 'Glow-Worm' gas fired boiler, extractor vent, radiator, rear aspect window and half glazed door to rear garden.

**BEDROOM 1** c.4.22m x 3.20m (13'10" x 10'6"). Rear aspect window, radiator.

**BEDROOM 2** c.3.10m x 2.67m (10'2" x 8'9"). Two front aspect windows, radiator.

**SHOWER ROOM** White suite comprising shower cubicle with plumbed in shower, pedestal wash hand basin, close coupled WC, part tiled walls, light/shaver socket, extractor vent, radiator, side aspect window.

#### OUTSIDE

**FRONT GARDEN** Good sized lawned area bordered by mature hedging, drive leading to DETACHED GARAGE with power & light and roof storage and personal door to rear garden.

**REAR GARDEN** Enclosed partly with curved wall, lawned area, patio. The garden extends around the back of the garage into the side of the garage, with shrubs & bushes and lawn, outside tap. The gardens back onto school playing fields.



COUNCIL TAX BAND 'C' – payable 2025/26 - £2,081.18.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 60.2 sq. metres (647.9 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.

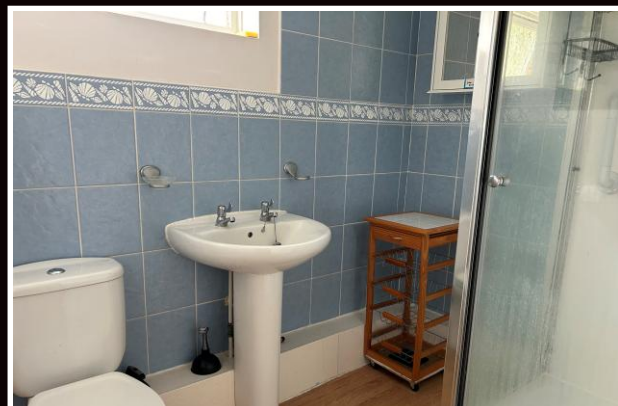
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. Continue to the Whitewater Rise roundabout, turning right into Upper Mullins Lane. Follow this road along and it then runs into Challenger Way and after dropping down the hill and bending to the right, turn left into Beechwood Way and Alder Close will be found as the 2<sup>nd</sup> turning on the right hand side. The property will be found at the end indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/10.24







## Ground Floor

Approx. 60.2 sq. metres (647.9 sq. feet)



Total area: approx. 60.2 sq. metres (647.9 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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

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 Paul Jeffreys Estate Agents

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