



21 Moorland Close
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 5SH

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – 1.5 miles.
(distances are approximate)

A 4 bedroom, 2 reception room detached house in popular location. Close to local schools. Converted garage to provide extra reception room (no window) NO CHAIN.

£475,000

Replacement UPVC double glazed windows, replacement composite front and back door, smooth plastered ceilings, gas central heating, garage converted to provide extra reception room (no window).



ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen, utility room, four bedrooms, en-suite shower, refitted family bathroom.

ENTRANCE HALL Replacement composite part glazed front door, wood laminate flooring, staircase with small storage space below, recess downlighters, radiator, thermostat control.

LOUNGE c.4.31m x 3.49m to 3.10m (14'1" x 11'5 to 10'2"). Double radiator, coved ceiling, front aspect window.

KITCHEN c.3.52m x 2.36m (11'6" x 7'9" max measurements). Comprising inset one and a half bowl single drainer sink unit with cupboards and drawers below and integrated dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards. Stainless steel five burner gas hob with stainless steel extractor hood above (externally vented), electric oven below. Tiled floor, recess downlighters, rear aspect window, door to utility room and door to:

DINING ROOM c.2.95m x 2.87m (9'7" x 9'5"). Double radiator, glazed double doors to rear garden, wood laminate flooring.

UTILITY ROOM c.2.35m x 2.03m (7'8" x 6'9"). Worktop with integrated circular stainless steel sink, two cupboards below, space and plumbing for automatic washing machine, wall cupboards, space for fridge/freezer, double radiator, tiled floor, rear aspect window and half glazed composite door to rear garden, door to:

GARAGE c.4.77m x 2.40m (15'7" x 7'10"). This has been completely plastered out on the ceiling and walls and whilst the garage door is still in-situ, this has been boarded and insulated over together with a floating floor to bring the floor level up to the house level. Therefore, this is being used as a room but there is no external window but this could be installed if so required (stpp), alternatively this could be converted back to a garage quite simply.

LANDING Hatch to loft which houses the 'Worcester' gas fired combination boiler, recess downlighters, radiator, airing cupboard with chrome heated towel rails.

BEDROOM 1 c.3.95m x 3.10m (12'11" x 10'2" excluding area by door). Double radiator, TV point, front aspect arched window, door to:

ENSUITE White suite comprising WC, wash hand basin in vanity unit, fully tiled shower cubicle with 'Aqualisa' plumbed in shower, tiled floor, chrome heated towel rail, extractor fan, recess downlighters, front aspect window.

BEDROOM 2 c.3.30m x 2.49m (10'10" x 8'). Built in single cupboard, radiator, rear aspect window.

BEDROOM 3 c.2.70m x 2.44m (8'10" x 8'). Single cupboard, double radiator, front aspect window.

BEDROOM 4 c.2.61m x 2.43m (8'7" x 7'11" max measurements as room is 'L' shaped). Double radiator, rear aspect window.

BATHROOM Refitted with white suite comprising panelled bath with 'Aqualisa' plumbed in shower, fully tiled surround and glass shower screen, wash hand basin in vanity unit, WC with concealed cistern, part tiled walls, tiled floor, shaver socket, extractor fan, recess downlighters, chrome heated towel rail, rear aspect window.

OUTSIDE:
FRONT GARDEN Of open plan design with double width drive with parking for 2 cars, lawned area, shrubs, side pedestrian access via wooden gate leading to
REAR GARDEN Comprising full width paved patio with outside tap, there is further side storage area to the opposite side of the property, lawned area, concrete base for shed. The rear garden is fully enclosed with fencing and has a southerly aspect.

AGENTS NOTE The property is approached via a driveway which is shared with the other adjoining property and therefore upkeep of this is shared jointly between the two properties.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 89.8 sq. metres (966 sq. feet) approx. excluding garage.

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

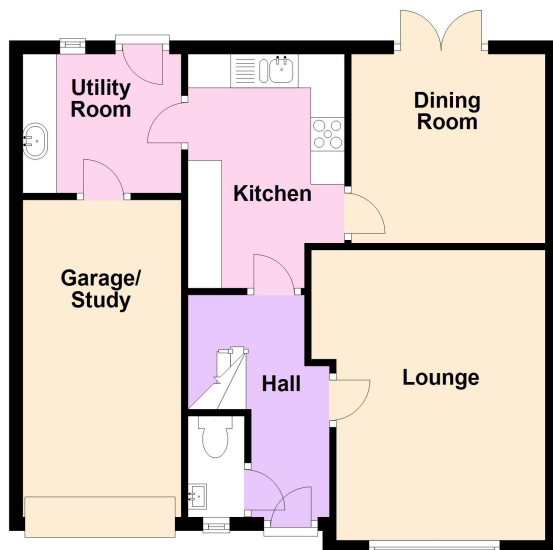
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/10.24

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.

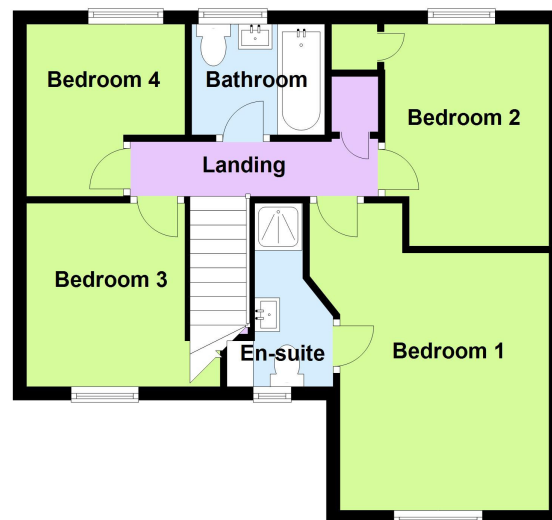
Ground Floor

Approx. 54.2 sq. metres (583.9 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 101.6 sq. metres (1093.2 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. Follow for approx. ½ mile and take the 4th right into The Sylvans and at the T junction turn right into Moorland Close, take the 1st turning on the right and the property will be found on the left, indicated by our For Sale board.

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