



2 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,
close to local schools, with large
conservatory and newly installed log
cabin in rear garden being ideal as a
home-office
£479,950

Replacement UPVC double glazed windows,
replacement front door, kitchen with integrated
appliances, gas central heating, large
conservatory, ample parking and integral garage,
recently installed log cabin in rear garden being
ideal as home-office



ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen, dining
room, conservatory, 4 bedrooms, en-suite shower
room, refitted family bathroom

ENTRANCE HALL Stairs with small cupboard below, double
radiator.

CLOAKROOM White suite comprising WC, wash hand basin
with tiled splashback, radiator, front aspect window.

LOUNGE c.4.42m x 3.49m to 3.08m (14'6" x 11'5" to
10'1"). Front aspect window, double radiator, TV point, gas
coal effect fire with surround, double doors leading to:

DINING ROOM c.2.98m x 2.56m (9'9" x 8'5"). Radiator,
sliding patio door leading to conservatory and door to:

KITCHEN c.3.51m x 2.67m max. (11' 6" x 8'9").
Comprising inset 1.5 bowl single drainer sink unit with
cupboard below and integrated 'Bosch' washing machine
and integrated dishwasher, range of base units with
cupboards and drawers with worktops above and tiled
splashbacks, range of wall cupboards, 'Bosch' gas hob with
extractor hood over and 'Bosch' electric oven, integrated
fridge and freezer and 'Bosch' microwave, tiled floor, rear
aspect window, part glazed door to:

CONSERVATORY c.4.66m x 3.33m (15'3" x 10'11"). Of
part brick cavity construction with double glazed units and
glazed double doors leading to rear garden.

LANDING Airing cupboard housing recently installed 'Atag'
gas fired combination boiler, hatch to loft space.

BEDROOM 1 c.3.89m x 3.12m (12'9" x 10'3" max.
measurement as room is L shaped & excludes door recess).
Front aspect window, radiator, TV point, door to:

EN-SUITE White suite comprising fully tiled shower cubicle
with plumbed in shower, pedestal wash hand basin with
tiled splashback, close coupled WC, extractor fan, double
radiator, storage recess, front aspect window.

BEDROOM 2 c.3.12m x 2.86m (10'3" x 9'4" max.
measurement as room is slightly L shaped). Rear aspect
window, radiator.

BEDROOM 3 c.3.05m x 2.44m (10' x 8'). Built in single
cupboard, radiator, front aspect window.

BEDROOM 4 c.2.63m x 1.70m (8'7" x 5'7" excl. built in
double wardrobe). Rear aspect window, radiator, large
double built in wardrobe.

BATHROOM White suite comprising spa bath with mixer tap shower attachment over, pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan, shaver socket, double radiator, rear aspect window.

OUTSIDE
FRONT GARDEN: Bordered to the front with mature hedging, tarmac driveway with parking for 3/4 cars leading to **INTEGRAL GARAGE** with power, light and door to rear garden. Lawned area, gravel area, side pedestrian access via gate to **REAR GARDEN:** Decked area, small lawned area, outside tap, fully fenced. Recently constructed timber studio c.3.78m x 2.77m (12'5" x 9'1"). This is insulated with power and light, electric fire, wood laminate flooring, window and part glazed double doors.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 102 sq. metres (1,097 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

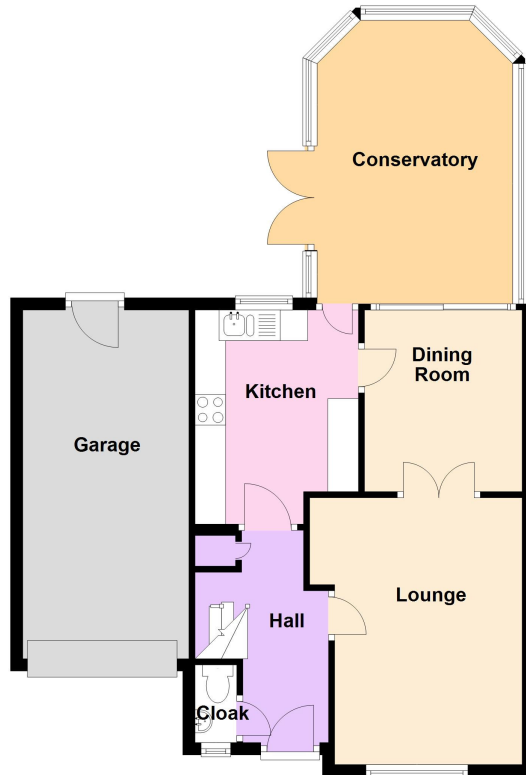
PMD/HC/01.25



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.

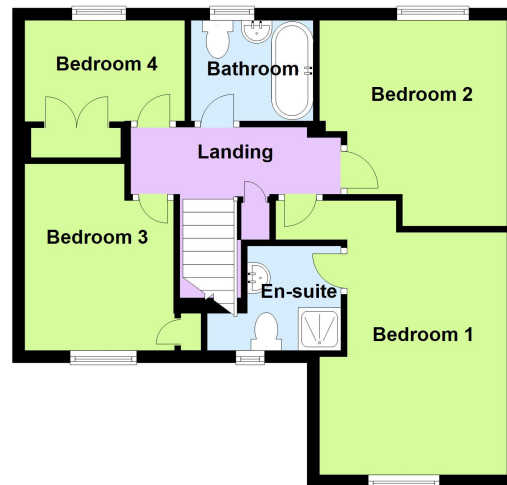
Ground Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



Total area: approx. 118.0 sq. metres (1270.2 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn passing the parade of shops and at the roundabout take 3rd exit into Upper Mullins Lane, which becomes Challenger Way. Follow for approx. ½ mile and take 4th right into The Sylvans and at the T junction turn right into Moorland Close and the property will be found a short way on the left hand side.

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