



52 Whitewater Rise, Dibden Purlieu SO45 4BY

£322,500

paul jeffreys



52 Whitewater Rise, Dibden Purlieu

A SPACIOUS 3 BEDROOM SEMI-DETACHED CHALET STYLE HOUSE WITH LARGE GARAGE & ATTACHED WORKSHOP
Gas central heating, double glazed windows, large garden
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, dining area, conservatory, kitchen,
3 bedrooms, bathroom

ENTRANCE HALL Pair of part glazed UPVC front doors, telephone point, double radiator, staircase, glazed door to:

LOUNGE AREA c.4.63m x 4.46m (15'2" x 14'7" max.) Front aspect bay window, gas fire with stone surround, understairs storage cupboard, glazed door to kitchen, arch to:

DINING AREA c.3.46m x 2.71m (11'4" x 8'11"). Radiator, sliding patio door leading to:

CONSERVATORY c.3.05m x 2.92m (10' x 9'7"). Of UPVC double glazed construction with tiled floor, double radiator, sliding patio door to rear garden.

KITCHEN c.3.46m x 2.54m (11'4" x 8'4"). Comprising inset single drainer stainless steel 1.5 bowl sink unit with cupboards below, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, wood laminate flooring, 'Worcester' gas fired boiler, rear aspect window, glazed door to covered side way.

LANDING Side aspect window, hatch to loft space having electric light with drop-down ladder.

BEDROOM 1 c.3.99m x 2.52m (13'1" x 8'3"). Range of built in bedroom furniture with bedside cabinets, radiator.

BEDROOM 2 c.3.36m x 2.97m (11' x 9'9"). Rear aspect window, radiator.

BEDROOM 3 c.3.03m x 1.83m (9'11" x 6' measurements exclude reduced height recess, which gives a max. width of 2.79/9'1"). Radiator, front aspect window.

BATHROOM Comprising corner bath with fully tiled surround with plumbed in shower, wash hand basin in good sized vanity unit with cupboards, tiled splashbacks, WC, radiator, extractor fan, storage cupboard, rear aspect window.

OUTSIDE:

FRONT GARDEN Of open plan design, being laid to lawn with tarmac drive with parking for 2 vehicles, leading to GARAGE, which is of larger than average size, as it is built on an angle, with power & light and also with SEPARATE WC and wash hand basin with H+C water, rear aspect window. Doorway leading through to WORKSHOP/POTTING SHED with power & light, two windows, door to garden. There is a covered side way, which leads via a door from the driveway, between the property and garage to:

REAR GARDEN Which is arranged on three levels. On the top level is an extremely large paved patio, steps leading down to a shingled area with flower & shrub beds and further lower area with timber shed and further potential area for another shed.



COUNCIL TAX BAND 'C' – payable 2024/25 - £1,982.87.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 94.2 sq. metres (1,013.8 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. On reaching the roundabout turn left into Whitewater Rise, follow this round and the property will be found on the right hand side, 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

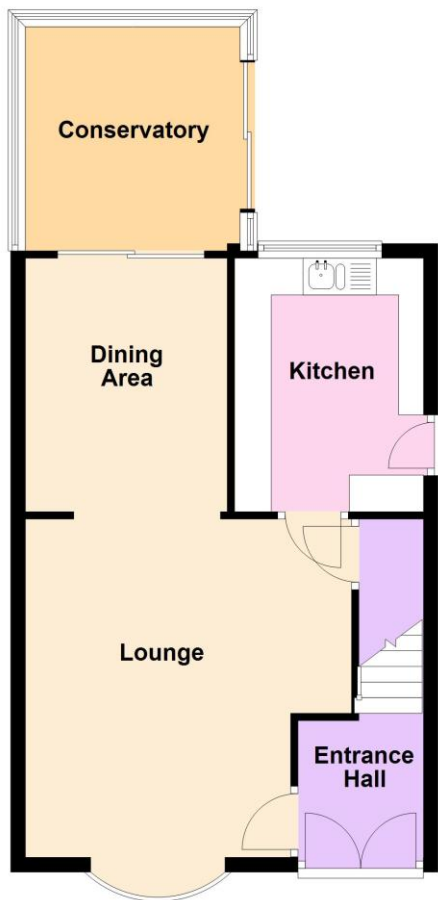
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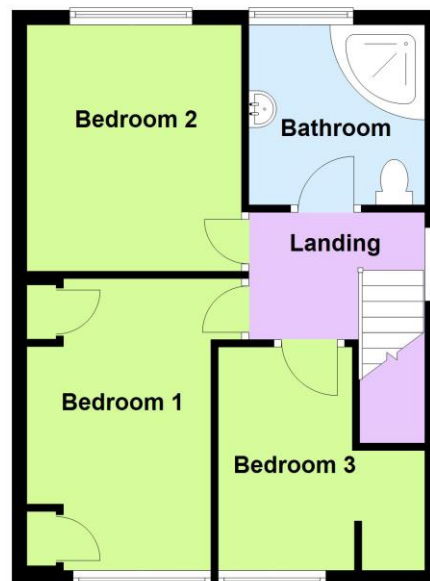
Ground Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 94.2 sq. metres (1013.8 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.

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