



1 Merriemeade Close, Dibden Purlieu SO45 4PZ

£365,000

paul jeffreys



1 Merriemeade Close, Dibden Purlieu

A 3 BED SEMI-DETACHED HOUSE IN THE HEART OF DIBDEN PURLIEU VILLAGE CENTRE

Driveway with ample parking, gas central heating, underfloor heating throughout ground floor, double glazing, cabin in rear garden with power & light. VENDORS SUITED.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, utility room, 3 bedrooms, bathroom

ENTRANCE HALL UPVC glazed front door, storage cupboard, door to:

LOUNGE c.3.66m x 3.28m (12' x 10'9"). TV point, telephone point, radiator, front aspect window, doors to:

DINING AREA c.4.37m x 3.05m (14'4" x 10'). Radiator, UPVC glazed doors to rear and glazed side panel.

KITCHEN c.3.28m x 2.44m (10'9" x 8'). Range of base units with cupboards and drawers, built in 'Beko' oven/ grill and microwave, built in dishwasher, built in freezer, electric hob with stainless steel extractor fan over, stainless steel sink unit, tiled splashbacks, worktops, range of wall cupboards, rear aspect window, opening to:

UTILITY ROOM c.2.82m x 2.49m (9'3" x 8'2"). Space for fridge/freezer, automatic washing machine and tumble dryer, range of base units with cupboards, stainless steel sink unit, worktops, tiled splashbacks, range of wall cupboards, rear aspect window, UPVC glazed door to rear, UPVC glazed door to GARAGE with power & light.

LANDING Airing cupboard with Radiator, hatch to loft space housing combination boiler, storage cupboards, door to:

BEDROOM 1 c.4.40m x 3.07m (14'5" x 10'1"). Radiator, telephone point, two built in wardrobes, front aspect window.

BEDROOM 2 c.3.53m narrowing to 3.07m x 3.28m (11'7" narrowing to 10'1" x 10'9"). Radiator, rear aspect window.

BEDROOM 3 c.2.92m x 2.44m (9'7" x 8'). Raditor, built in cupboards, front aspect window.

BATHROOM WC with concealed cistern, wash hand basin in vanity unit, P shaped bath with mixer taps & plumbed in shower over with glazed panel, extractor fan, chrome heated towel rail, fully tiled walls, rear aspect window.

OUTSIDE

FRONT GARDEN Shingle driveway with ample parking, external electric points.

REAR GARDEN Laid to lawn, shrub beds with mature shrubbery, outside cabin/office with power & light, decked area.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 115.4 sq. metres (1,241.7 sq. feet) approx. including garage.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE The land to the left of the property, which currently has the caravan, is currently not on the Deeds of this property. The current vendors have written permission to use this land for the past 13 years and are in the process of trying to get this added to their Deeds. Therefore, as this area is not in the ownership of the vendors, we cannot confirm if this arrangement would continue with any prospective purchaser.

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 mini roundabout, take 2nd exit into Beaulieu Road, pass through the centre of Dibden Purlieu and turn left into Whinfield Road and 1st left into Merriemeade Close, where the property will be seen at the end on the left 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

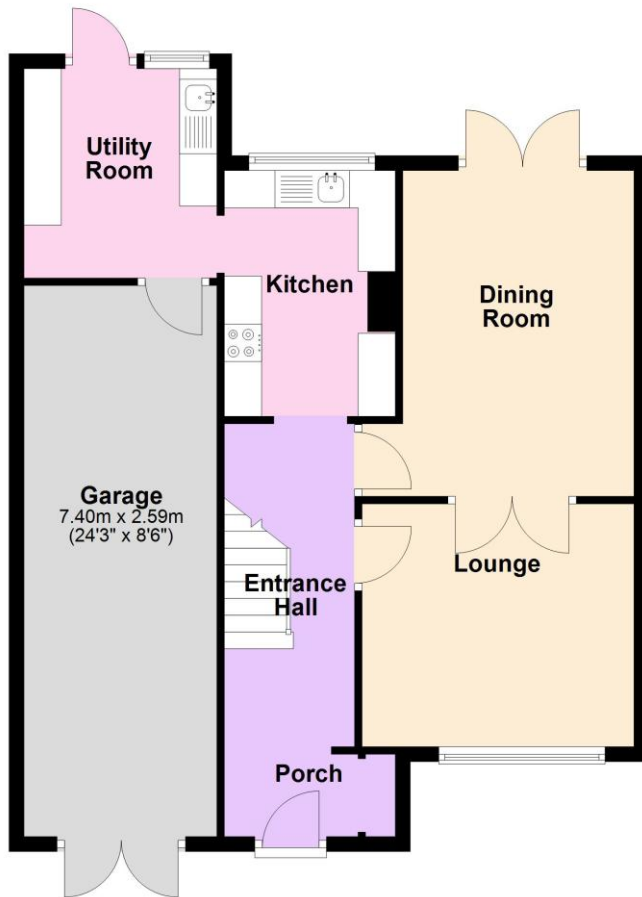
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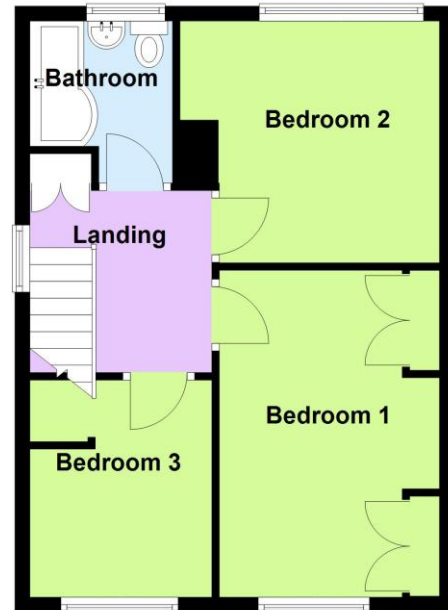
Ground Floor

Approx. 72.9 sq. metres (784.2 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 115.4 sq. metres (1241.7 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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