



47 Heatherstone Avenue
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4LJ

Southampton – 15 miles, Lymington – 8 miles, M27 – 14 miles, Hythe Village – 4 miles
(distances are approximate)

An extended large 4 bedroom detached house, in very popular area of Dibden Purlieu, within catchment of Noadswood School
NO CHAIN

£469,950

Gas central heating, double glazing, solar panels for electric, block paved driveway with ample parking, large attractive south-easterly facing rear garden.

ACCOMMODATION

Entrance hall, lounge, study, dining room, conservatory, kitchen, shower room, 4 bedrooms, bathroom, separate WC

ENTRANCE HALL UPVC glazed front door, radiator, understairs cupboard, sliding door to:

STUDY c.4.17m x 2.52m (13'8" x 8'3"). Radiator, front and side aspect windows.

LOUNGE c.5.72m x 3.56m (18'9" x 11'8"). Radiator, fireplace with tiled hearth, TV point, two front aspect windows, archway to:

DINING ROOM c.3.56m x 3.53m (11'8" x 11'7"). Radiator, sliding doors to:

CONSERVATORY c.3.15m x 3.15m (10'4" x 10'4"). Angled conservatory of part brick UPVC construction, electric heaters, double doors to rear.

KITCHEN c.4.14m x 2.26m (13'7" x 7'5"). Range of base units with cupboards and drawers, space for appliances, stainless steel sink unit, 'Hotpoint' gas hob, fully tiled walls and floor, range of wall cupboards, built in fridge, rear aspect window and glazed door to side.

INNER HALL Small storage cupboard, door to:

BEDROOM 4 c.4.47m x 2.29m (14'8" x 7'6"). Radiator, built in wardrobes, rear aspect window.

SHOWER ROOM WC, wash hand basin in vanity unit, corner shower cubicle with plumbed in shower over, fully tiled walls and floor, heated towel rail, recessed downlighters, extractor fan.

LANDING Hatch to loft space, airing cupboard with lagged tank, side aspect window, door to:

BEDROOM 1 c.3.86m narrowing to x 3.25m x 3.56m (12'8" narrowing to 10'8" x 11'8"). Radiator, built in wardrobes, front aspect window.

BEDROOM 2 c.3.99m x 3.23m (13'1" x 10'7"). Radiator, built in wardrobes, rear aspect window.

BEDROOM 3 c.3.89m x 2.95m (12'9" x 9'8"). Radiator, front aspect window.

BATHROOM Corner bath with electric shower over, WC, wash hand basin in vanity unit, tiled walls and floor, extractor fan, recessed downlighters, smooth plastered ceiling, chrome heated towel rail, rear aspect window.

SEPARATE WC WC, wash hand basin, rear aspect window.



OUTSIDE

FRONT GARDEN: Large hedge surrounding front of property, block paved driveway with ample parking, electric door leading to carport with further parking.

REAR GARDEN South-easterly facing, outside studio, mainly laid to lawn, patio area, shrub beds with mature shrubbery, garden tap, garden shed, small decked area.

COUNCIL TAX BAND 'E' – payable 2025/26 - £2,861.63.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 143.7 sq. metres (1,546.6 sq. feet) approx.

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.

AGENT'S NOTE There is spray foam in the roof.

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

MJD/HC/01.26

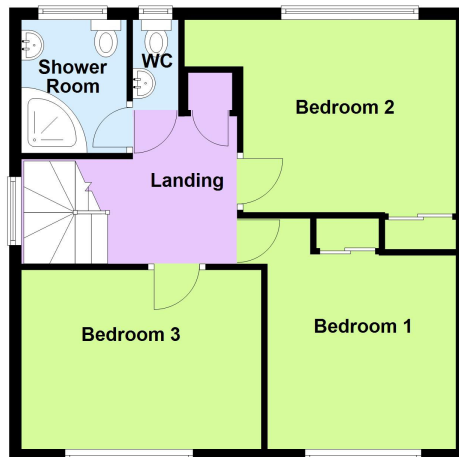


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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. 91.4 sq. metres (984.1 sq. feet)



First Floor
Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 143.7 sq. metres (1546.6 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn forking left before the hospital into Fawley Road. On reaching the top of the hill turn right into Butts Ash Lane and first right into Chaloner Crescent and follow for a short way, which will become Heatherstone Avenue and the property will be found approx. half way up on the left hand side.

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