



114 Heatherstone Avenue
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4LA

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

A large extended 5 bedroom detached house, in very popular area within catchment of Noadswood School

£459,950

Gas central heating, double glazing, recently replaced roof, driveway with integral garage, parking for several cars.



ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, utility/cloakroom, sun room, 4 bedrooms, bathroom

ENTRANCE HALL Wooden glazed front door with two UPVC glazed side panels, parquet flooring, telephone point, large single radiator, stairs leading to first floor with understairs cupboard, door to:

LOUNGE c.4.67m x 3.48m narrowing to 3.07m (15'4" x 11'5" narrowing to 10'1"). Radiator, gas fire, large double glazed bay window, brick archway to:

DINING ROOM c.3.07m x 2.97m (10'1" x 9'9"). Double radiator, UPVC rear aspect window, door to:

KITCHEN c.4.02m narrowing to 2.90m x 2.52m narrowing to 1.58m (13'2" narrowing to 9'6" x 8'3" narrowing to 5'2"). Range of base units with cupboards and drawers, worktops, 1.5 bowl single drainer sink unit, tiled splashbacks, 'Hygena' 4-ring gas hob with extractor hood over, 'Beko' electric oven, range of wall cupboards, space for large fridge/freezer, rear aspect window, arch to:

SUN ROOM c.2.44m x 1.73m (8' x 5'8"). Single radiator, double UPVC doors to rear garden, sliding door leading to:

INNER HALL With door leading to integral garage c.4.93m x 2.46m (16'2" x 8'1").

CLOAKROOM WC, wash hand basin, 'Glow-Worm' boiler, plumbing for washing machine, small UPVC side aspect window.

LANDING Two cupboards, hatch to loft space, door to:

BEDROOM 1 c.3.96m x 3.45m (13' x 11'4"). Telephone point, radiator, front aspect window.

BEDROOM 2 c.3.99m x 2.44m (13'1" x 8'). Radiator, front aspect window.

BEDROOM 3 c.3.81m x 3.05m (12'6" x 10'). Radiator, rear aspect window.

BEDROOM 4 c.3.56m narrowing to 1.91m x 2.44m narrowing to 1.40m (11'8" narrowing to 6'3" x 8' narrowing to 4'7"). Rear aspect window.

BEDROOM 5 c.2.34m x 2.06m (7'8" x 6'9"). Radiator, front aspect window.

BATHROOM Panelled bath with mixer taps with fully tiled surround and 'Mira' electric shower over, WC, pedestal wash hand basin, heated towel rail, rear aspect window.

OUTSIDE

FRONT GARDEN Concrete driveway with parking for two cars leading to INTEGRAL GARAGE with up and over door with power & light, laid to lawn area, shrub beds with mature shrubbery, low level boundary wall, gated side access leading to:

REAR GARDEN Mainly laid to lawn with small patio area, outside tap, apple tree, shrub beds with mature shrubbery.

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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 130 sq. metres (1,399 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.

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/YK/HC/02.26



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.

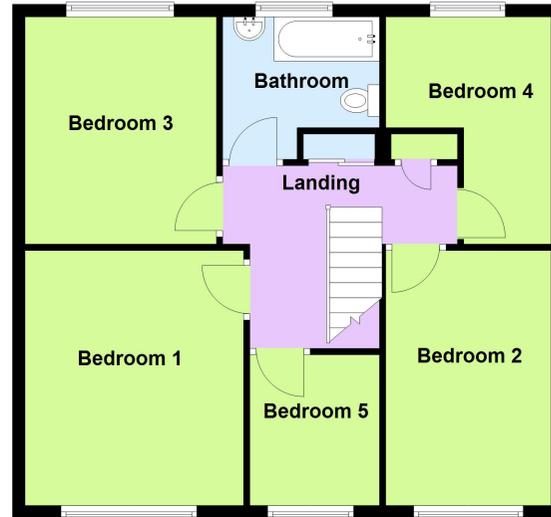
Ground Floor

Approx. 65.1 sq. metres (700.9 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.1 sq. feet)



Total area: approx. 130.0 sq. metres (1399.0 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 towards the end on the right hand side.

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