



16 Merriemeade Close
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4PZ

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

A large 4 bedroom detached house in the heart of Dibden Purlieu village centre within walking distances of amenities.

£409,950

Recently refurbished kitchen, utility room and bathroom. Generous size lounge and a sunny, enclosed wrap around garden, smooth plastered ceilings throughout. Large garage.

ACCOMMODATION

Entrance hall, utility room, lounge, dining room, kitchen, conservatory, 4 bedrooms, bathroom.

PORCH Sliding doors to front, wooden front door with glazed side panel.

ENTRANCE HALL Smooth plastered ceiling, wood laminate flooring, radiator, door to:

LOUNGE c.6.02m x 3.66m (19'9" x 12'). 2 double radiators, TV point, telephone point, wooden flooring, side aspect window, glazed sliding doors leading to:

CONSERVATORY c.3.58m x 3.30m (11'9" x 10'10"). Of part brick and UPVC construction, double glazed windows, radiator, UPVC door to rear.

KITCHEN c.3.94m x 3.25m (12'11" x 10'8"). Recently refitted. Range of base units with cupboards and drawers, integrated 'Beko' electric oven, 'Beko' gas hob with extractor fan over, 'Beko' fridge freezer and 'Indesit' dishwasher, worktops, one and half bowl sink unit, range of wall cupboards, breakfast bar, smooth plastered ceilings with recessed downlighters, rear aspect window.

UTILITY ROOM c.2.06m x 1.98m (6'9" x 6'6"). Base unit with cupboard, space and plumbing for automatic washing machine, worktops, stainless steel one and half bowl sink unit, tiled splashbacks, 'Worcester' gas boiler, WC with concealed cistern, radiator and front aspect window.

LANDING Hatch to loft space, radiator, smooth plastered ceiling, door to:

BEDROOM 1 c.3.96m x 3.56m (13' x 11'8). Radiator, smooth plastered ceilings, side aspect window.

BEDROOM 2 c.3.56m x 3.28m (11'8" x 10'9"). Radiator, smooth plastered ceilings, rear aspect window.

BEDROOM 3 c.3.96m x 3.02m (13' x 9'11"). Radiator, smooth plastered ceilings, rear aspect window.

BEDROOM 4 c.3.05m x 2.39m (10' x 7'10"). Radiator, smooth plastered ceilings, front aspect window.

BATHROOM Recently refitted. WC with concealed cistern, panelled bath with mixer taps, glazed shower cubicle with plumbed in shower over, heated towel rail, wash hand basin in vanity unit, smooth plastered ceilings with recessed downlighters, front aspect window.



OUTSIDE

FRONT Concrete driveway leading to garage with up and over door, small laid to lawn area, shrub beds with mature shrubbery.

REAR Mostly laid to lawn, shrub beds with mature shrubbery, outside power point.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 140.8 sq. metres (1515.5 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.

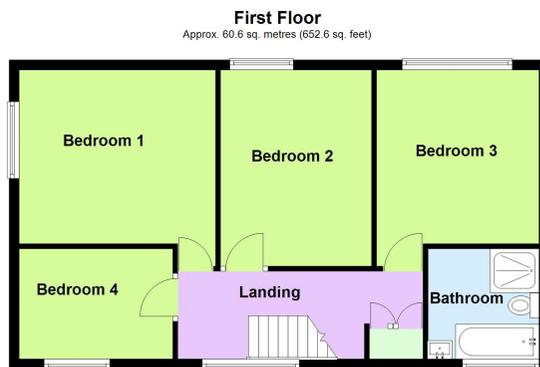
VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

YH/SW/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.



Total area: approx. 140.8 sq. metres (1515.5 sq. feet)



DIRECTIONS: Leave Hythe via New Road and up onto Langdown Lawn, follow for a short while and at the roundabout take the second exit onto Beaulieu Road, follow through Dibden Purlieu village centre and take the first turning left opposite Saints Andrews church onto Whinfield Road then take the second left into Merriemeade Close and the property will be found on the left hand side.

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