



33 Lodge Drive, Dibden Purlieu SO45 4LX

£369,950

paul jeffreys



## 33 Lodge Drive, Dibden Purlieu

### A SPACIOUS 3 BEDROOM DETACHED CHALET

UPVC double glazed windows & doors, large conservatory, cloakroom, gas central heating, ample parking & garage  
NO CHAIN

### ACCOMMODATION

Entrance hall, lounge/dining room, kitchen, breakfast room, conservatory, cloakroom, 3 bedrooms, shower room

**ENTRANCE HALL** Glazed front door with glazed side panel, stairs with open storage below and small cupboard, radiator, thermostat control.

**CLOAKROOM** White suite comprising WC, wash hand basin, part tiled walls, rear aspect window.

**LOUNGE/DINING ROOM** c.6.36m x 3.63m to 3.00m (20'10" x 11'11" to 9'10"). Two front aspect bay windows, radiator, gas coal effect fire with marble effect surround and hearth.

**KITCHEN** c.3.61m x 2.42m (11'10" x 8'). Comprising acrylic 1.5 bowl single drainer sink unit with cupboards below, range of base units with cupboards and drawers with worktops above and tiled splashbacks, 'New World' gas hob with 'New World' electric oven below, wall cupboards, one housing 'Glow-Worm' gas fired combination boiler, larder type cupboard and cupboard with space for fridge/freezer, tiled floor, side aspect window, glazed door to hall, arch to:

**BREAKFAST ROOM** c.2.45m x 1.68m (8' x 5'6"). Radiator, tiled floor, sliding patio door to:

**CONSERVATORY** c.6.13m x (20'1" x ). Of part brick cavity construction with double glazed units, radiator, glazed double doors leading to rear garden.

**BEDROOM 3/DINING ROOM** c.3.05m x 2.82m (10' x 9'3"). Radiator, glazed double doors leading to conservatory.

### LANDING

**BEDROOM 1** c.3.89m x 3.32m (12'9" x 10'10"). Rear aspect window, radiator, access to eaves and hatch to small loft space. Walk-in wardrobe (5'8" x 4'6").

**BEDROOM 2** c.3.63m x 3.34m (11'11" x 10'11"). Front aspect window, radiator, 2 x access to eaves storage.

**SHOWER ROOM** Comprising fully tiled shower cubicle with plumbed in shower, WC, wash hand basin with tiled surround, chrome heated towel rail, tiled floor, side aspect window.

### OUTSIDE

**FRONT GARDEN** Of open plan design, being laid to lawn, block paved driveway with parking for approx. two cars, leading to GARAGE with power & light and personal door leading to:

**REAR GARDEN** There is also side pedestrian access via gate to the other side of the property. The garden itself has an artificial lawn area, paved patio, flower & shrub beds, timber lean-to shed on rear of garage.



COUNCIL TAX BAND 'D' – payable 2026/27 - £2,455.14.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 110 sq. metres (1,184.4 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 and continue to the Whitewater Rise roundabout, turning left and follow this road down, taking 2<sup>nd</sup> turning left into Dukeswood Drive. Follow this road almost to the end, taking the turning right into Lodge Drive and the property will be found some way along 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 – 2.00pm

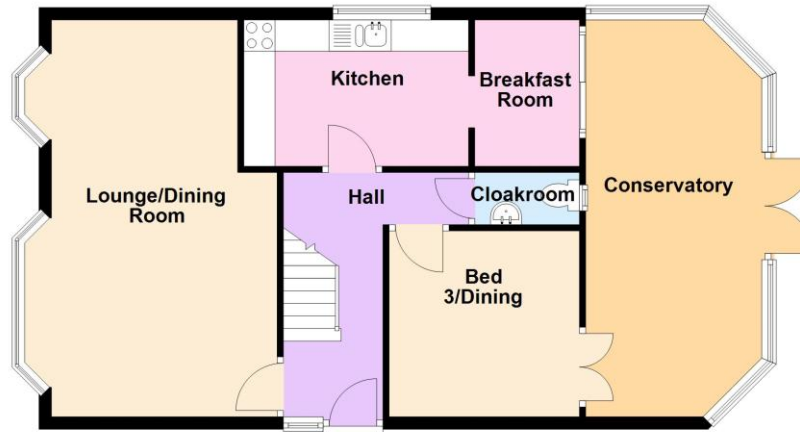
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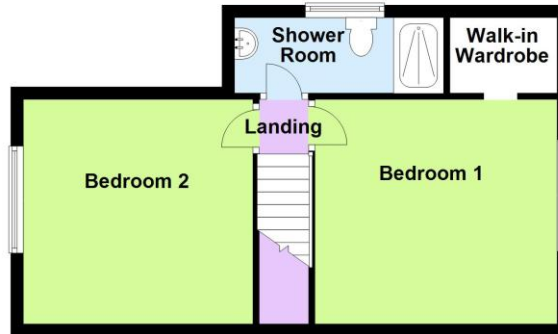
### Ground Floor

Approx. 72.3 sq. metres (778.3 sq. feet)



### First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 110.0 sq. metres (1184.4 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.

independent estate agents

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