



**11 Amberslade Walk**, Dibden Purlieu, SO45 4NW  
**Asking Price Of £490,000** EPC Rating 68d

- Detached Family Home in Desirable Cul-De-Sac
- Two Car Block Paved Driveway and 23' x 17' Double Garage
- Four Double Bedrooms. Modern Family Bathroom, En-Suite and Cloakroom
- 23' Living Room and 23' Modern Kitchen Breakfast Room.





#### **LOCATION**

Amberslade is a desirable cul-de-sac off Beaulieu Road, within a short walk of the shops, Medical centre, Church, Church Hall and other many amenities of Dibden Purlieu. It is also close enough to walk or jump on a bus to more amenities offered in Hythe - shops including Waitrose and Lidl, bars, restaurants and cafes including Costa, chemists and medical centre, hair dressers, barbers and health & beauty outlets and to Southampton. You can catch the unique passenger ferry from Hythe Pier to Southampton for shopping or link ferries to the Isle of Wight. The New Forest National Park which provides acres and acres of countryside for walkers and cyclists, is on the door step and you can visit Beaulieu, with its Motor Museum, Palace House and river, Calshot Activity Centre with its indoor ski slopes, velodrome and climbing walls, Lepe Country Park with its beach and cafe or play golf at Dibden or Gang Warily. There is something for everyone!



### **BLOCK PAVED TWO CAR DRIVE**

Block paved driveway for two cars. Steps lead up to the front door.

### **DOUBLE GARAGE**

23' 0" x 17' 0" (7.01m x 5.18m)

Twin electric remote controlled roller garage doors. Power and lighting. Water tap.

### **ENTRANCE PORCH**

Double glazed composite front door with side panel window.

### **RECEPTION HALL**

Radiator. Stairs to the first floor landing. Doors to the living room, kitchen breakfast room and the utility room.

### **LIVING ROOM**

23' 8" x 13' 6" (7.21m x 4.11m)

Dual aspect impressive size room with two feature box double glazed windows plus window to the side. Two radiators. Brick built feature fireplace with TV plinth to one side and fitted shelves on the other. Opening through to the kitchen breakfast room.



### **KITCHEN BREAKFAST ROOM**

23' 8" x 12' 9" (7.21m x 3.89m)

Rear aspect double glazed window, French doors with matching side panel windows through to the rear garden. The attractive modern kitchen was installed in 2016. It comprises an island unit which has a Franke stainless steel sink unit with chrome flexi hose mixer tap and soft closing cupboards under, ample work tops and space for dishwasher. Attached is a matching low level 5 seater breakfast bar with pop up multi power socket and USB ports. Matching units with soft closing drawers and ample work tops with under unit LED strip lighting, four burner gas hob with cooker hood over. Eye level double oven. LED under unit lighting and illuminated glass fronted display cabinet. Fitted American style fridge freezer. Three sets of bottle holder units. Recessed LED down lights. Radiator. Opening through to the living room. Door to the cloakroom.



### **CLOAKROOM WC**

Two piece white suite comprising a push button flush wc and wash hand basin. Chrome heated towel rail and extractor fan.





#### **UTILITY ROOM**

7' 2" x 5' 5" (2.18m x 1.65m)

Double glazed window and matching door to the rear garden. Comprising a stainless steel sink unit and spaces for washing machine and tumble dryer. Coat hanging space.

#### **FIRST FLOOR LANDING**

Pull down hinged access door to the loft with fitted loft ladder. Doors to all rooms.

#### **MASTER BEDROOM**

13' 6" x 10' 0" (4.11m x 3.05m)

Front aspect double glazed window. Radiator. Fitted wardrobes and dresser table. Door to:



#### **EN-SUITE SHOWER ROOM**

12' 0" x 3' 0" (3.66m x 0.91m)

Double glazed window. Three piece modern white suite comprising a tiled shower enclosure with chrome shower fittings, push button flush wc and wash hand basin. Shaver point. Radiator.

#### **DOUBLE BEDROOM**

10' 4" x 9' 8" (3.15m x 2.95m)

Front aspect double glazed window. Radiator.



#### **DOUBLE BEDROOM**

10' 0" x 9' 4" (3.05m x 2.84m)

Rear aspect double glazed window. Radiator. Built in wardrobe and airing cupboard housing Worcester combination boiler.

#### **DOUBLE BEDROOM**

9' 4" x 8' 3" (2.84m x 2.51m)

Rear aspect double glazed window. Radiator. Two built in wardrobes.



#### **FAMILY BATH & SHOWER ROOM**

7' 0" x 6' 9" (2.13m x 2.06m)

Double glazed window. Four piece modern white suite comprising a claw foot roll top bath with chrome mixer tap, tiled shower cubicle with chrome shower fittings, push button flush wc and wash hand basin. Extractor fan, chrome heated towel rail and recessed LED down lights. Tiled walls and flooring.



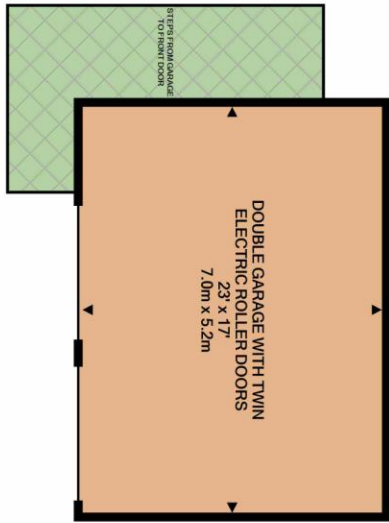
## REAR GARDEN

The rear garden enjoys a pleasant aspect and is enclosed by wood panel fencing with side access on both sides. It has a block paved patio and retaining wall with steps leading to a paved seating area and the lawn. Mature well established flower and shrub borders. Outside lighting and water tap. There is a small ornamental pond with water fall.

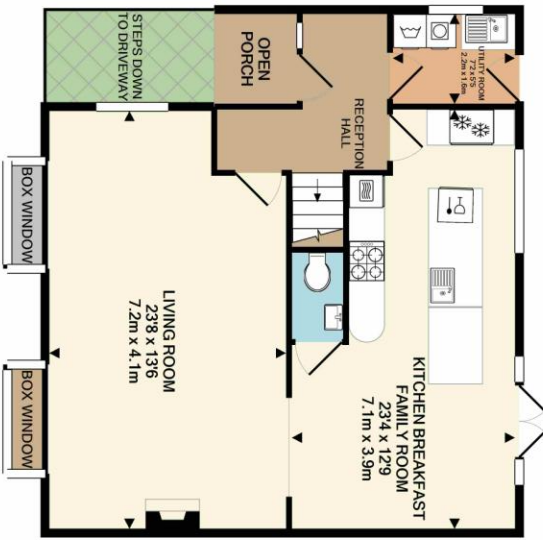
## ADDITIONAL INFORMATION

NFDC Council Tax Band is E.

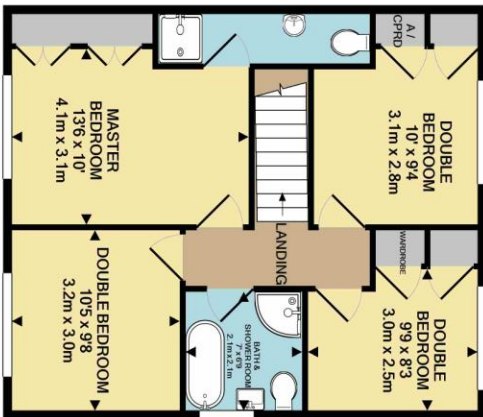




GROUND FLOOR  
APPROX. FLOOR  
AREA 382 SQ. FT.  
(36.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 736 SQ. FT.  
(68.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 588 SQ. FT.  
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1716 SQ. FT. (159.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Hectoplan 5/24/21

Hotspur House  
Prospect Place  
Hythe  
Southampton  
SO45 6AU

[www.hytheadwaterside.com](http://www.hytheadwaterside.com)  
[wayne@hytheadwaterside.com](mailto:wayne@hytheadwaterside.com)  
0238 0845 434

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

