



116 Heatherstone Avenue

Dibden Purlieu, Southampton

Asking Price Of - £450,000 EPC Rating 60D



- Extended Detached Family Home with Garage and Two Car Driveway
- Four Bedrooms – Three Doubles. Bathroom, Wet Room & Cloakroom WC.
- 15' x 11' Lounge, 10' x 10' Dining Room and 12' x 9' Family Room
- Kitchen and Breakfast Room. No Onward Chain



MULTI PARKING DRIVEWAY

Ample room on the block paved driveway leading to the garage. Side gated access to the rear garden.

GARAGE

16' 0" x 8' 0" (4.88m x 2.44m)

Up and over garage door. Power and lighting. Internal door to the rear lobby.

RECEPTION HALLWAY

14' 7" x 6' 9" (4.44m x 2.06m)

Double glazed front door with two side panel windows. Stairs to first floor landing with doors to under stairs storage cupboard, lounge and breakfast room. Radiator. Wood design flooring.

LOUNGE

15' 5" x 11' 5" (4.7m x 3.48m)

Front aspect double glazed window. Radiator. Feature fire place. Opening to:

DINING ROOM

10' 0" x 10' 0" (3.05m x 3.05m)

Side aspect double glazed window. Wood design flooring. Radiator. Opening to:





FAMILY ROOM

12' 0" x 9' 0" (3.66m x 2.74m)

Double glazed French doors to rear garden. Radiator.

KITCHEN

12' 4" x 10' 0" (3.76m x 3.05m)

The kitchen comprises a stainless steel twin drainer sink unit with chrome mixer tap and cupboard under. Further range of wall and base level cupboard and drawer units with ample work surfaces. Spaces for freestanding 'range' style cooker (negotiable), washing machine, dishwasher and upright fridge freezer. Fitted breakfast bar. Opening to the breakfast room.



BREAKFAST ROOM

14' 9" x 8' 0" (4.5m x 2.44m)

Doors to the dining room, side lobby, reception hallway, airing cupboard housing the boiler and twin door storage cupboard.

SIDE LOBBY

10' 8" x 3' 6" (3.25m x 1.07m)

Doors to rear garden via side path, garage, store room and cloakroom wc.

CLOAKROOM WC

Single glazed window. WC.



FIRST FLOOR LANDING

Hinged access door to the loft. Doors to all rooms.

DOUBLE BEDROOM

11' 5" x 11' 0" (3.48m x 3.35m)

Front aspect double glazed window. Radiator. Built in sliding door wardrobe.

DOUBLE BEDROOM

12' 5" x 10' 0" (3.78m x 3.05m)

Rear aspect double glazed window. Radiator. Fitted sliding door wardrobe.

DOUBLE BEDROOM

13' 0" x 8' 0" (3.96m x 2.44m)

Rear aspect double glazed window. Radiator. Opening to:



WET ROOM

8' 0" x 5' 9" (2.44m x 1.75m)

Front aspect double glazed window. Chrome heated towel rail. Comprising a wet room shower area with chrome shower fittings, push button flush wc and wash hand basin with chrome mixer tap. Extractor fan. Recessed LED down lights.



BEDROOM

8' 0" x 6' 8" (2.44m x 2.03m)

Front aspect double glazed window. Radiator. Built in wardrobe recess.

BATHROOM

8' 2" x 7' 8" (2.49m x 2.34m)

Rear aspect double glazed window. Chrome heated towel rail. Three piece white suite comprising a panel enclosed bath with chrome mixer tap and Brista electric shower, push button flush wc and wash hand basin with chrome mixer tap. Extractor fan.

REAR GARDEN

The rear garden enjoys a pleasant and private aspect. It is enclosed by fencing and mature foliage with side gated access. It is laid mainly to lawn with mature well stocked flower and shrub borders and a paved patio. Timber shed.

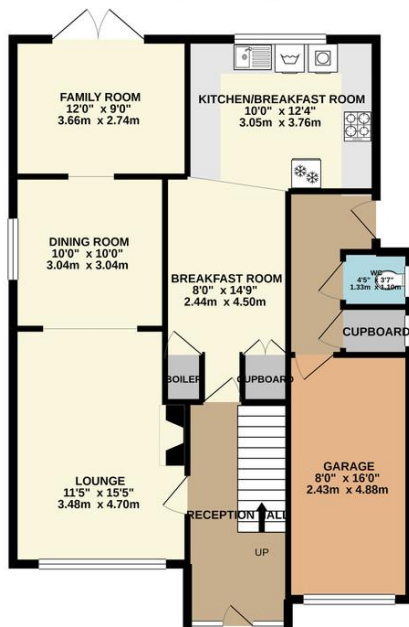
ADDITIONAL INFORMATION

NFDC Council Tax Band is E. The house is currently occupied by tenants whose tenancy expires at the end of September.



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1513 sq.ft. (140.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Metropix ©2021

Hotspur House
Prospect Place
Hythe
SO45 6AU

www.hytheandwaterside.com
wayne@hytheandwaterside.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 and 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