



17 Wellington Close, Dibden Purlieu  
£649,950



# 17 Wellington Close

Dibden Purlieu, Southampton

A stunning property which has been thoughtfully extended over recent years. Internally there are up to five bedrooms, an open plan kitchen/dining room, a lounge, a snug, a separate utility room, a shower room, a bathroom and a ground floor WC. Outside of the property you will find generous driveway parking to front and an enclosed and sunny garden to the rear. Further features include UPVC double glazing and gas central heating. An internal viewing is strongly recommended to fully appreciate the accommodation on offer.

Wellington Close is positioned in, arguably, the most requested area of Dibden Purlieu which is favoured for being within walking distance to The New Forest National Park, the local village amenities as well as the highly favoured Orchard and Noadswood schools. A local bus service provides access to neighbouring towns throughout The Waterside, including Hythe Village, where a passenger ferry service operates regularly to Southampton. A Golf Course and driving range can be found in nearby Dibden and Applemore recreation centre has a gym as well as a public swimming pool.

Council Tax band: D

Tenure: Freehold



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A			(81-91)	A		
(81-91)	B			(69-80)	B		
(69-80)	C			(55-68)	C		
(55-68)	D			(39-54)	D		
(39-54)	E			(21-38)	E		
(21-38)	F			(9-20)	F		
(9-20)	G			(1-8)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		76	83	EU Directive 2002/91/EC		4	3



1 Southward House  
Dibden Purlieu SO45 4PT

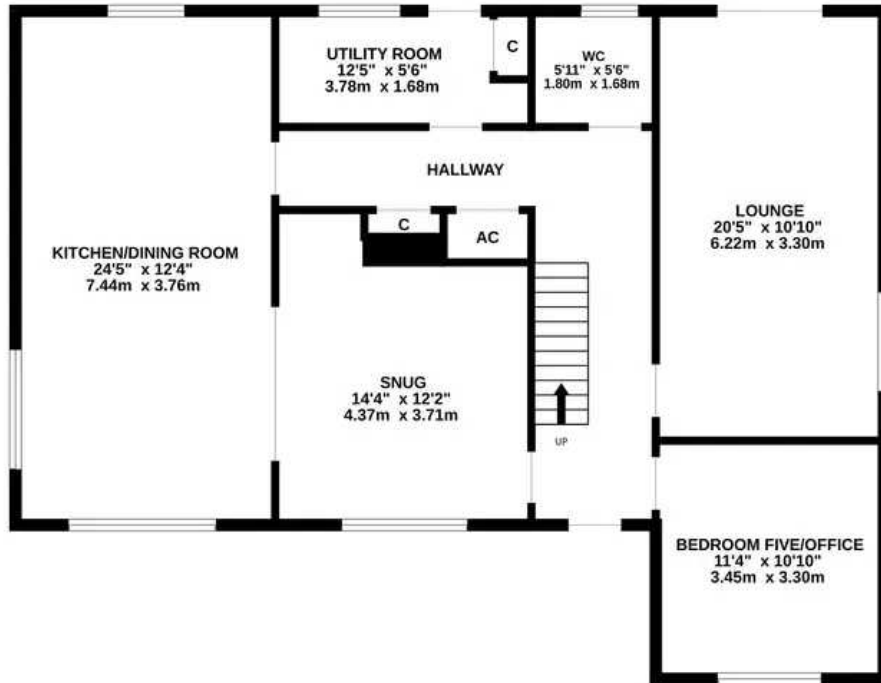


T: 02380 844405

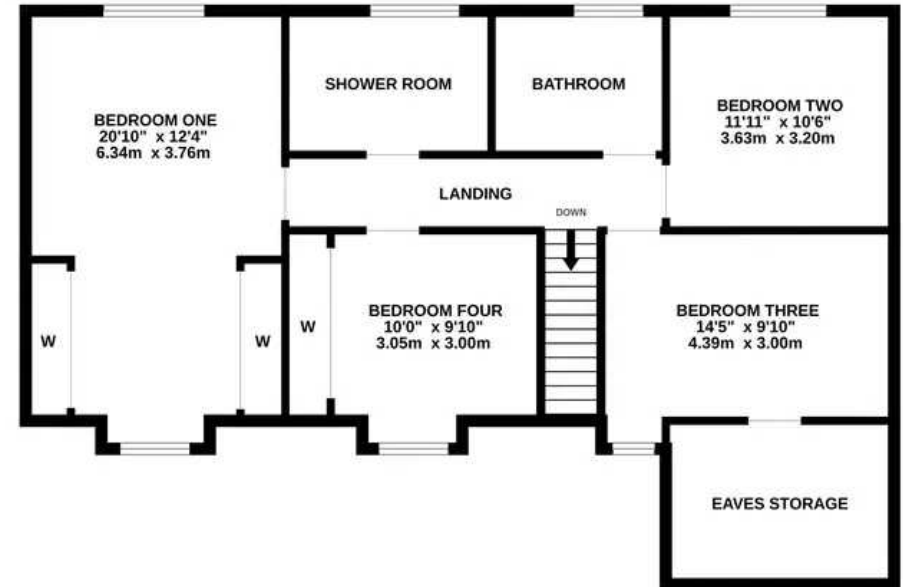
info@anthonyjamesproperties.co.uk



**GROUND FLOOR**  
1082 sq.ft. (100.5 sq.m.) approx.



**1ST FLOOR**  
905 sq.ft. (84.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1987 sq.ft. (184.6 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.

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