



## Highlands Way

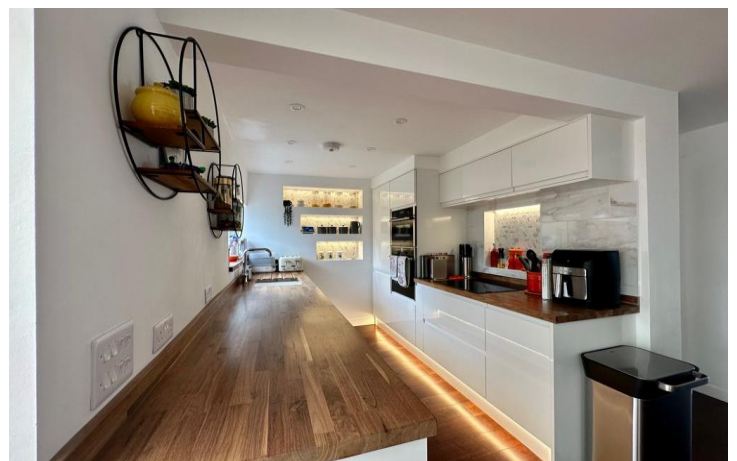
Dibden Purlieu, Southampton

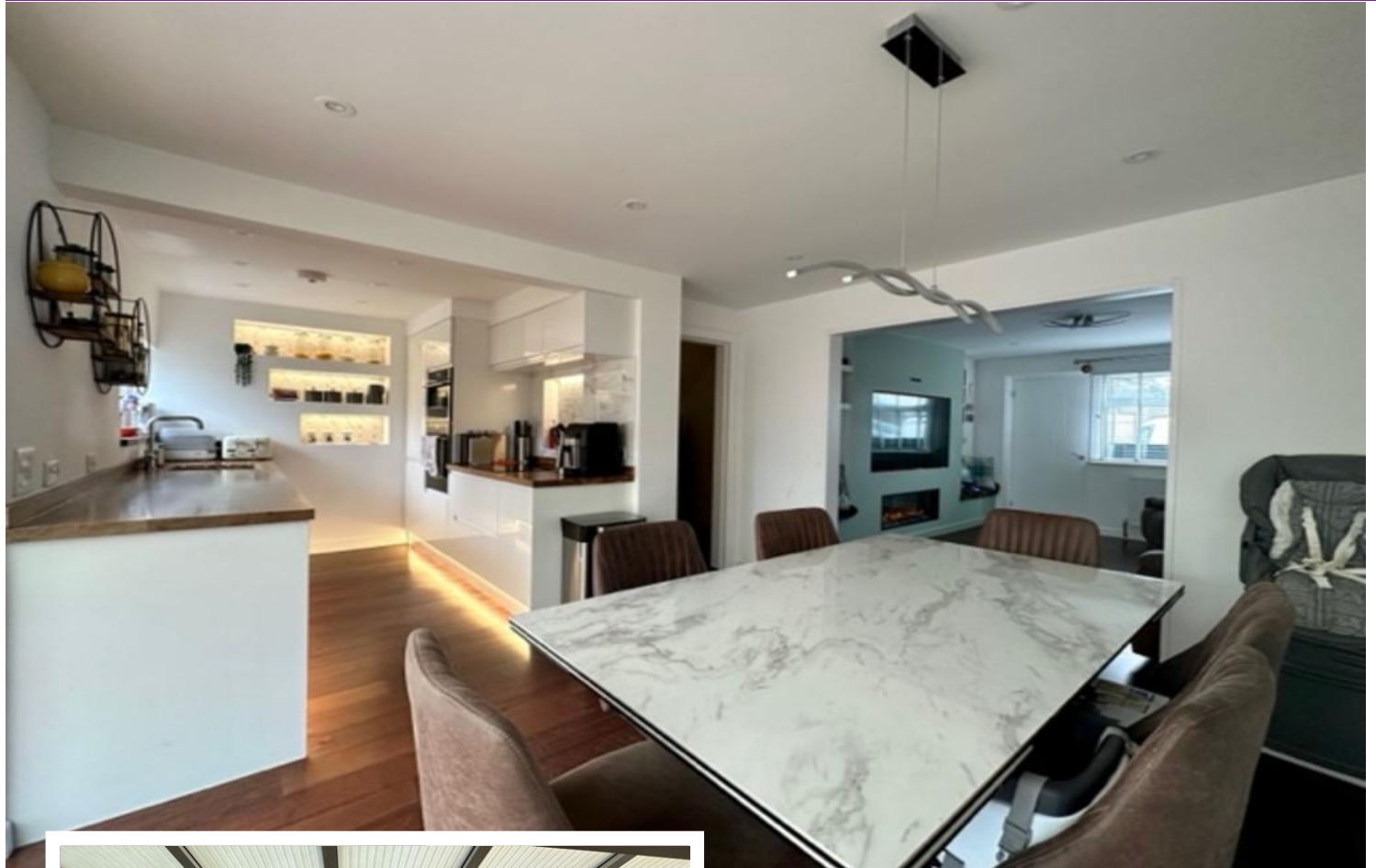
- MODERN THREE BEDROOM HOME
- THREE GOOD SIZED BEDROOMS
- MODERN KITCHEN
- OPEN PLAN LOUNGE / DINER

**Asking Price Of £385,000**

**EPC Rating**

**D**





## Property Description

### PORCH/ENTRANCE HALL

As you enter the property the entrance hall has space for storing coats and shoes, and the floor is tiled. The large picture window to the side of the hallway makes a light and welcoming space.

### LOUNGE 13' 00" x 10' 08" (3.96m x 3.25m)

The huge room has a lovely open plan feel, with the lounge area having a large window to the front, and a modern inset electric flame effect fire, a real feature. This, along with space for an inset TV makes a lovely focal point to the room. Either side of this stunning fireplace are built in storage seats, giving extra seating capacity, and a place to store those odds and ends, and the decorative shelving over compliments the look. The wooden floor flows through to the dining room and conservatory, and the room has lots of room for large sofas and lounge furniture.



**DINING ROOM 12' 05" x 9' 09" (3.78m x 2.97m)**  
The dining room has a large arch opening connecting to the lounge, and has matching wooden flooring. From the dining room there is a doorway to the hall, the entrance to the kitchen, and the dining room leads through to the conservatory, continuing the open plan feel to the ground floor living area.



**KITCHEN 10' 09" x 7' 03" (3.28m x 2.21m)**  
This beautiful bespoke fitted kitchen is next to the dining room and conservatory. Separated, but with an open plan feel, this is a well designed layout, so you can chat to guests while cooking and entertaining, or watch the children play whilst you prepare meals. With a good range of white gloss, wall and base units, and solid wood worktops, the kitchen has a modern fresh feel. There is a built in double oven with induction hob, and a built in Neff microwave. There is also a built in Electronic fridge freezer, and a Kenwood dishwasher. There is a built in white butler sink with a chrome mixer and boiling water tap, and there is a new window overlooking the back garden which lets plenty of natural light into the room. The wooden flooring continues from the dining room and there is attractive strip lighting under the base units. The inset, backlit display shelving completes the luxury feel of the kitchen.



**CONSERVATORY 14' 00" x 9' 11" (4.27m x 3.02m)**  
The conservatory has windows on each side and to the rear along with patio doors that open out onto the rear garden. The wood flooring matches the dining room and living room, and there is room for sofas and living furniture. This is a lovely space for entertaining, as a play room for children, or somewhere to sit quietly and enjoy the views of the garden.



**CLOAKROOM 6' 03" x 3' 11" (1.91m x 1.19m)**  
Accessed from the hallway at the front of the property this useful cloakroom has a modern white low level W.C and a vanity wash basin. The tiled floor matches the hallway.

**BEDROOM 1 13' 07" x 10' 08" (4.14m x 3.25m)**  
This lovely light and airy bedroom has a full range of floor to ceiling, mirror front wardrobes providing plenty of storage. There is a larger than average window overlooking the front of the property letting lots of light into the room. There is plenty of room for a bed and bedroom furniture.



**BEDROOM 2** 10' 09" x 10' 07" (3.28m x 3.23m)  
 Another good sized room, this bedroom has a front aspect window overlooking the rear garden. Currently set out as a twin bedroom, there is ample space for beds and furniture.

**BEDROOM 3** 10' 08" x 7' 11" (3.25m x 2.41m)  
 This lovely bedroom is larger than most third bedrooms. It has a window overlooking the front of the property and would act as a good size single bedroom, or as a generous home office.

**BATHROOM** 8' 01" x 7' 10" (2.46m x 2.39m)  
 The family bathroom is a real show stopper. Newly fitted with an ultra modern suite, there is a lovely oval bath with stunning black taps, a counter top sink with a feature black mixer tap, white vanity cupboards under and wooden top, and there is a fitted low level W.C. There is a separate walk in shower cubicle with black trim and shower, co-ordinating with the rest of the bathroom. The large black heated towel rail, and quality grey floor tiles completes the luxury feel. There is a useful built in storage cupboard, ideal for towels etc, and this has a modern white wooden door matching the rest of the property.



**GARAGE** 12' 04" x 8' 00" (3.76m x 2.44m)  
 The integral garage has an up and over door, and there is light, power and plumbing. It currently houses the washing machine and utility area, and benefits from an internal door to the house.

**OUTSIDE FRONT**  
 To the front of the property there is a large driveway with parking for several cars. There is a side gate giving access to the rear garden.

**REAR GARDEN**  
 The well maintained garden is accessed from the conservatory. There is fencing on all sides, and the garden is laid mainly to lawn. There is a lovely patio seating area to the rear of the garden, making this a great space to sit and relax.

**ADDITIONAL INFORMATION**  
 This beautiful 3 bedroom detached family home is in one of the favoured streets in the area. It has been decorated throughout to a very high standard, with a bespoke fitted kitchen, a large lounge, dining room and conservatory, all with an open plan feel. Upstairs there are 3 good sized bedrooms and a wonderful high spec modern bathroom.





The house has new modern wood internal doors, UPVC double glazing and gas central heating throughout. To the front of the property there is a private driveway with parking for several cars, and the property benefits from an integral garage. To conclude, the rear garden is a lovely enclosed space, perfect to enjoy happy times with family and friends. The house has been rewired and new plumbing and boiler fitted in 2021.

#### AREA

Dibden Purlieu is a very popular residential area. There are schools, shops and amenities in close proximity, and the popular market town of Hythe nearby has shops, cafes restaurants and waterfront promenade, Hythe also boasts a weekly market. The nearby beaches of Calshot and Lepe are a short drive away, and the New Forest National Park is just minutes from home. There are good transport links, with the popular Hythe Ferry and historic pier giving direct links to Southampton, and good road links to the M27 and beyond.



GROUND FLOOR



1ST FLOOR



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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