Positioned on the edge of a highly favoured development within Dibden Purlieu and benefiting from an unusually generous plot, this extended family home offers buyers an excellent potential buy. The accommodation provides four bedrooms, a refitted ensuite shower room, a refitted family bathroom and a ground floor WC. In addition to this, there is a lounge, a dining room, a kitchen/breakfast room and a family room. Outside, the large block-paved frontage allows plenty of off-road parking, an extended garage and a generous rear garden. The property also benefits from a new boiler system and replaced windows throughout.

LOCATION
The property is positioned within an established residential development of similar detached properties near to Noadswood, Applemore and Orchard Schools. Being on the edge of The New Forest National Park and close to the coast mean a wealth of outdoor activities can be enjoyed. Local amenities nearby include Applemore Recreation Centre, a Tesco superstore and a golf centre. In neighbouring Hythe and Dibden Purlieu villages you will find an extensive range of shops, bars and restaurants as well as travel links to other surrounding areas. This includes a passenger ferry service from Hythe Pier which runs regularly to Town Quay, Southampton.

ENTRANCE HALL
Replaced front door with glazed panels. Timber effect laminate floor. Stairs to first floor with built-in cupboard. Doors to ground floor accommodation.

CLOAKS/WC
Comprising a hand basin and WC. Tiled floor and a screen window to front.

LOUNGE
Timber effect laminate floor and a fireplace houses an electric fire. Window to front and double doors to dining room.
**DINING ROOM**
French doors open onto the rear garden. Timber effect laminate floor and a door to kitchen.

**KITCHEN/BREAKFAST ROOM**
Timber fronted cupboards and drawers fitted at base as well as eye level with glazed display cabinets. Granite effect, roll-edged work surfaces have an inset sink and splash back tiling. Space available for a gas cooker and washing machine. Integral fridge, freezer and dishwasher. LED ceiling spotlights. Timber effect laminate floor. Two windows to rear. Glazed door to garden and door to family room.

**FAMILY ROOM**
A useful addition to the living area. Timber effect laminate floor. Window to front.

**FIRST FLOOR LANDING**
Large built-in airing cupboard. Access to loft (housing the new combi boiler) via a pull down ladder.

**MASTER BEDROOM**
Feature arched window to front. Door to ensuite.

**ENSUITE**
Refitted with a shower cubicle, pedestal hand basin and a WC. Stylish tiling to floor and walls with heated towel rail. Screen window to front.

**BEDROOM TWO**
Double bedroom. Window to rear.

**BEDROOM THREE**
Double bedroom with a built-in cupboard. Window to front.

**BEDROOM FOUR**
Window to rear.

**BATHROOM**
Refitted with a white suite including a bath with shower and glass screen, a WC and a pedestal hand basin with cupboard. Stylish tiling to floor and walls with heated towel rail. Screen window to rear.

**OUTSIDE OF THE PROPERTY**

**TO THE FRONT**
A large block-paved driveway provides plenty of off-road parking. The plot is bordered by woodland to the front and side. Access is available to the side of the house through a gate.

**GARAGE**
An extension to the original property and offering a large garage/store. Pitched roof allows space for a fully-boarded loft with ladder, light and two Velux windows. Up and over door to front. Glazed patio doors open to the garden.

**REAR GARDEN**
An unusually large garden which is mostly laid to lawn with close-boarded timber fencing to the boundaries and woodland to one side. A patio extends from the back of the house with an outside tap and a timber shed.

**COUNCIL TAX**
This property is in council tax band ‘E’.
These particulars are designed as a general outline and do not constitute any part of an offer or contract. Any services, equipment fixtures and fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order or even included unless specifically described. All measurements and floor plans are approximate and for guidance only. We advise any applicants to check these for accuracy if required for any particular purpose.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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