



Grenville Gardens

Dibden Purlieu

- 3 BEDROOMS
- END OF TERRACE
- FRONT AND REAR GARDENS
- NO FORWARD CHAIN

Asking Price Of **£359,000**

EPC Rating

C





Property Description

PORCH 7' x 4' (2.13m x 1.22m)

As you enter the property through the front door you are greeted by a light and spacious entrance porch. The part glazed UPVC door has additional windows to the front and sides, and there are useful storage cupboards for shoes etc. The inner door leads you to the kitchen diner family room, and a separate doorway to the lounge/ diner. There is light wood effect flooring throughout.

KITCHEN/BREAKFAST ROOM 19' x 10' (5.79m x 3.05m)

This spacious kitchen and breakfast room has a good range of wall units and base units and drawers providing ample storage. The attractive blue shaker style units are complimented with block wood worktops, and white metro tiles, giving a modern and homely feel.



There is a built in Zanussi induction hob and double oven, and AEG extractor, and a built in AEG fridge freezer and Neff dishwasher. There is also a separate full height storage cupboard which houses the Samsung washing machine, and there is a stylish black 1 1/2 bowl sink with an Insinkerator model 66 hot tap.

The kitchen has been fitted and equipped to the highest standard. There is a window overlooking the rear garden, and with the rear glazed door leading out to the patio, the kitchen is flooded with light. The diner area is currently set with a corner sofa unit and dining table and there is light wood flooring throughout.



LOUNGE/DINER 19' x 12' 5" (5.79m x 3.78m)

This lovely light and airy room has a front aspect window overlooking the front garden and patio doors giving access to the rear garden. It is currently presented as a lounge/dining room and is tastefully decorated. The light wood effect flooring continues from the kitchen/breakfast room.

BATHROOM 9' 4" x 5' 3" (2.84m x 1.6m)

The modern family bathroom has been newly fitted with a modern white suite. There is a bath with fitted Triton mains double head shower over, and a glass shower screen. There is also a low level W.C and a white vanity wash basin with drawers under providing useful storage. There is also a heated towel rail. The bathroom is part tiled with attractive pale grey marble tiling, and there is wooden flooring. The privacy window allows natural light into the room.



BEDROOM 13' 2" x 9' 4" (4.01m x 2.84m)

This lovely double bedroom has a large window overlooking the front of the property. It has a useful built in storage cupboard and there is ample room for a bed and bedroom furniture. There is light wood effect flooring which flows through to the other upstairs rooms.



BEDROOM 2 13' 7" x 10' 2" (4.14m x 3.1m)

This second double bedroom has a front aspect window, and is another light and airy room. It has a useful full height storage cupboard and has wood effect flooring. Currently used as a child's bedroom this could easily be used as a double bedroom.

BEDROOM 3 8' 7" x 6' 9" (2.62m x 2.06m)

This room has a window overlooking the rear garden. It would make an ideal single bedroom, study or child's room.



OUTSIDE REAR GARDEN

This lovely enclosed rear garden has fencing on all sides providing privacy. There is a large decking area which can be accessed both from the kitchen, and also from the patio doors leading from the lounge diner. There is a large lawn, a paved patio and a stone path leading to the rear of the garden where there is a shed, and there are flower borders with mature shrubs and planting,



FRONT GARDEN / PARKING

The front garden is laid mainly to gravel providing private off street parking. There is decorative walling to each side, flower borders and a stone path leading to the front door.

ADDITIONAL INFORMATION

This beautifully presented 3 bedroom house has been tastefully decorated and fitted to a high standard. It has UPVC double glazing and gas central heating throughout. The spacious kitchen/ family room and separate lounge/ dining room make this a lovely family home. There is a loft providing useful storage, and this houses the Worcester boiler which is just 3 years old.

The NDFC Council tax rating is B and the EPC rating is C.

The property is offered with NO FORWARD CHAIN



Grenville gardens is set in a popular residential area of Dibden Purlieu, close to schools, shops and amenities. With the popular market town of Hythe nearby, with it's shops, cafes restaurants and waterfront promenade, Hythe also boast a weekly market.

The nearby beaches of Calshot and Lepe area short drive away, and the New Forest National Park is just minutes away. 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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Hotspur House
Prospect Place
Hythe
Southampton
Hampshire
SO45 6AU

www.hytheandwaterside.com
darren@hytheandwaterside.com
0238 0845 434

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