



7 Foxtail Drive
Dibden Purlieu, Southampton
Offers Over £300,000



- SEMI DETACHED HOUSE
- 3 BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- KITCHEN

EPC Rating

TBC



Property Description

ENTRANCE PORCH The entrance has a white UPVC part glazed front door. The porch opens into the lounge.

LOUNGE 15' 2" x 13' 3" (4.62m x 4.04m) The lounge has a window overlooking the front of the property and there are patio doors leading out onto the rear garden, all making this a light and bright room. There are stairs to the first floor and these are currently fitted with a stair lift which could be easily removed if not needed. There is a feature gas fire and an electric storage heater.

DINING ROOM 9' 8" x 7' 9" (2.95m x 2.36m) The dining room has a front aspect window and a doorway to the lounge. There are sliding doors leading to the kitchen, which would allow for an easy transformation into a kitchen diner.

KITCHEN 9' 8" x 7' 1" (2.95m x 2.16m) In need of



replacement, the kitchen has room for a range of base and wall units along with appliances. There is a window overlooking the rear garden and a glazed back door giving easy access to the garden, and making this a light and bright room. The kitchen space could easily be combined with the dining room to create a larger kitchen diner.

BEDROOM 1 10' 1" x 8' 7" (3.07m x 2.62m) A double bedroom with a front aspect window.

BEDROOM 2 13' 0" x 8' 7" (3.96m x 2.62m) This second double bedroom has a front aspect window.

BEDROOM 3 7' 3" x 6' 3" (2.21m x 1.91m) The third bedroom has a window overlooking the rear garden. It would make an ideal home office, nursery or children's bedroom.



BATHROOM 6' 7" x 6' 2" (2.01m x 1.88m) In need of some modernisation the bathroom is currently fitted with a white suite with bath with fitted Triton shower, and there is a wash hand basin and W.C. There is a large privacy window to the rear and a storage cupboard housing the water tank.

FRONT OF PROPERTY Set in a quiet close, a couple of steps lead you to the front door. The lovely front garden is bordered by mature hedging and shrubs for privacy. There is an area of lawn and an ornamental tree.



REAR OF PROPERTY The large back garden is mainly laid to lawn. There is a walled patio area outside the lounge patio doors, and there is also a door from the kitchen. This private garden is flanked with fencing and mature shrubs, There is a shed and a greenhouse and a variety of mature shrubs, and a convenient side gate leading to the garage.

GARAGE The garage is at the side of the property and has an up and over door, light and power.



PROPERTY INFORMATION This 3 bedroom semi detached house has a lounge and separate dining room and kitchen downstairs. Upstairs there are 3 bedrooms, 2 of which are double, and a family bathroom. There are private front and back gardens and a garage. In need of some modernisation, there is the opportunity to transform this into your home, and add value. The property has UPVC double glazing, electric storage heaters and a gas fire in the lounge. The NFDC council tax band is C.

AREA INFORMATION Fxtail Drive is a quiet residential street in the popular area of Dibden Purlieu. The house is close to local schools and amenities, and



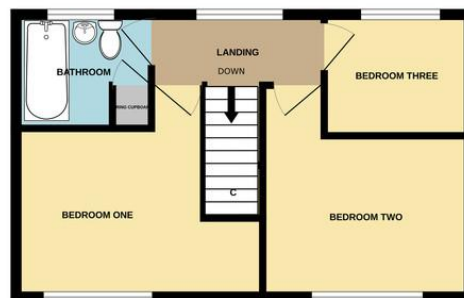
local shops and cafes are within easy reach, providing convenience for daily errands and social outings. Nature lovers will appreciate the close proximity to the renowned New Forest National Park, and the popular local beaches at Calshot and the Lepe Country Park. For commuters, the property boasts good transport links to Southampton, the M27, and beyond, making travel to and from work a breeze. The nearby town of Hythe features a weekly market and waterfront promenade, adding to the charm and appeal of this sought-after location.



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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