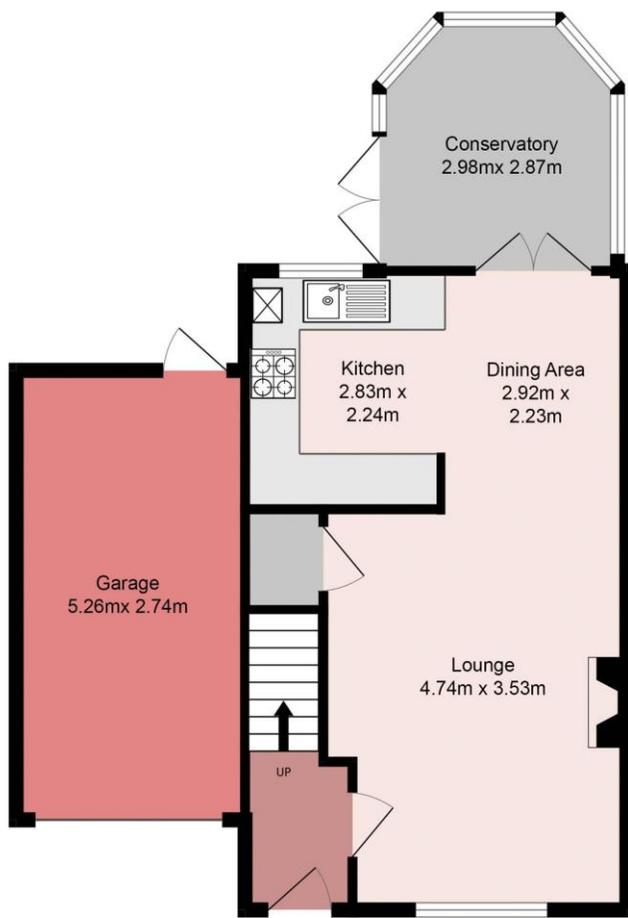


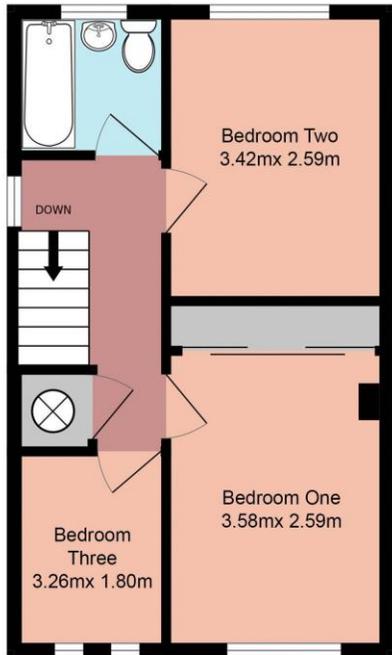


6, Alder Close, Dibden Purlieu, SO45 5SJ
£349,950

brantons



Ground Floor
57.1 sq.m. approx.



1st Floor
33.9 sq.m. approx.



Accommodation

Lounge - 15' 7" x 11' 7" (4.74m x 3.53m)

Kitchen-Diner - 9' 7" x 14' 8" (2.92m x 4.47m)

Conservatory - 9' 9" x 9' 5" (2.98m x 2.87m)

Bedroom One - 11' 9" x 8' 6" (3.58m x 2.59m) To Wardrobe

Bedroom Two - 11' 3" x 8' 6" (3.42m x 2.59m)

Bedroom Three - 7' 9" x 5' 11" (2.36m x 1.80m)

Bathroom - 5' 10" x 5' 7" (1.78m x 1.69m)

Garage - 17' 3" x 9' 0" (5.26m x 2.74m)

Property

Situated in a quiet cul-de-sac within the highly sought after village of Dibden Purlieu, Brantons are delighted to offer to the market this well presented link semi-detached family home offering a fantastic opportunity for families, first-time buyers, or investors alike. The ground floor accommodation is comprised of a spacious lounge providing a comfortable and versatile living space. There is an open-plan dining area which flows neatly into the fitted kitchen, which features a range of integrated appliances including new AEG cooker, fridge, freezer, and a new Hotpoint dishwasher. The dining area also benefits from direct access via French doors into a bright conservatory, offering additional reception space and a pleasant outlook over the rear garden. Upstairs, the property offers three bedrooms, including two well-proportioned doubles with the master benefiting from the use of built in wardrobes, and there is a third bedroom which would make an ideal nursery, or home office. These are served by a modern family bathroom. Externally, the property benefits from driveway parking leading to an attached garage with electric remote controlled door, and rear aspect UPVC door. To the rear is a pleasant garden backing on to trees and offering a private outdoor space to enjoy. The garden is laid to lawn with patio seating area. Conveniently located close to local amenities, schools, and transport links, this property combines practical living space with a desirable location. An internal viewing is highly recommended to fully appreciate what this home has to offer.

Features

- Modern Link Semi Detached Family Home
- Three Bedrooms with Built in Wardrobes to Master
- Spacious Lounge with Open-Plan Dining Area
- Modern Kitchen With Integrated Appliances
- Brick Base UPVC Conservatory with French Doors
- Contemporary Family Bathroom
- Driveway Parking & Garage with Electric Remote Garage Door
- Rear Garden with Lawn & Patio Seating Area
- UPVC Double Glazing & Glow-Worm Boiler Installed 2025
- Delightfully Positioned in Highly Regarded Cu-de-sac

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

- Infant: Orchard
- Junior: Orchard
- Senior: Applemore

Distances

Motorway: 8.4 miles

Southampton Airport: 17.3 miles

Southampton City Centre: 11.1 miles

New Forest Park Boundary: 1.5 miles

Train Stations Ashurst: 7.6 miles

Totton: 7.4 miles

Directions

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for approximately 5.4 miles. At the roundabout take the first exit onto Sizer Way. At the next roundabout take the second exit onto Claypits Lane and take the first exit at the next roundabout. Continue on to Cumberland Way. At the end, turn right onto Challenger Way and then onto Beechwood Way. The turning into Alder Close will be on the right hand side.

Energy Performance

Energy performance certificate (EPC)

6 Alder Close Dibden Purlieu SOUTHAMPTON SO45 5SJ	Energy rating C	Valid until: 8 September 2035
		Certificate number: 0755-3054-9201-0185-3204

Property type: Semi-detached house
Total floor area: 68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

