



£485,000 Freehold



3 Norris Gardens
Warblington
Hampshire
PO9 2TT

- Four Bedrooms
- Detached Home
- Three Reception Rooms
- Kitchen/Breakfast Room

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"This most impressive, extended, detached home is situated on a good sized plot of approx. a quarter of an acre, in very well regarded Warblington road. The property, which benefits from spacious, light and airy accommodation, has in our opinion, been beautifully looked after by the current owner, who has lived here for many years. Comprising four bedrooms, three receptions, fully fitted kitchen and a family bathroom in addition to a shower room we would thoroughly recommend an internal viewing in order to appreciate the size and quality of this wonderful home."

Rob Jones, Manager, Havant

ENTRANCE HALL

Light and airy entrance hall, with stairs leading to the first floor.

CLOAKROOM

W.C.,

LOUNGE

16' 1" x 15' 9" (4.9m x 4.8m) Large bay window to front, fireplace with feature gas fire and marble hearth. French doors opening to:

DINING ROOM

15' 9" x 11' 7" (4.8m x 3.53m) Rear aspect with double glazed window and door leading to the garden.

KITCHEN

13' 10" x 10' 6" (4.22m x 3.2m) Fully fitted kitchen with a range of eye and base level units with integrated appliances including halogen hob, double oven and dishwasher.

BREAKFAST ROOM

14' 11" x 8' (4.55m x 2.44m) Double glazed window and door overlooking the rear garden.

LANDING

BEDROOM ONE

16' 8" x 13' 11" (5.08m x 4.24m) Lovely double bedroom with bay window to the front aspect.

BEDROOM TWO

13' 11" x 12' 6" (4.24m x 3.81m) Window to front.

BEDROOM THREE

12' 9" x 9' 9" (3.89m x 2.97m) Window to rear.

BEDROOM FOUR

12' x 8' (3.66m x 2.44m) Window to rear.

BATHROOM

Three piece suite comprising panel enclosed bath with mixer taps and shower attachment, low level dual flush WC, pedestal wash hand basin and heated towel rail, fully tiled walls.

SHOWER ROOM

Enclosed screen cubicle with power shower.

OUTSIDE

There is a small lawn to the front of the property with flower beds, driveway parking for two cars leads to the garage. The secluded south westerly facing rear garden is a particular noteworthy feature of this lovely home with a large lawn and an abundance of mature trees and shrubs, flower beds and borders. There is also a lovely patio area and side access gates to the front.

GARAGE

16' 4" x 8' 9" (4.98m x 2.67m) Up and over door with power.

Free solicitor quotes available on request



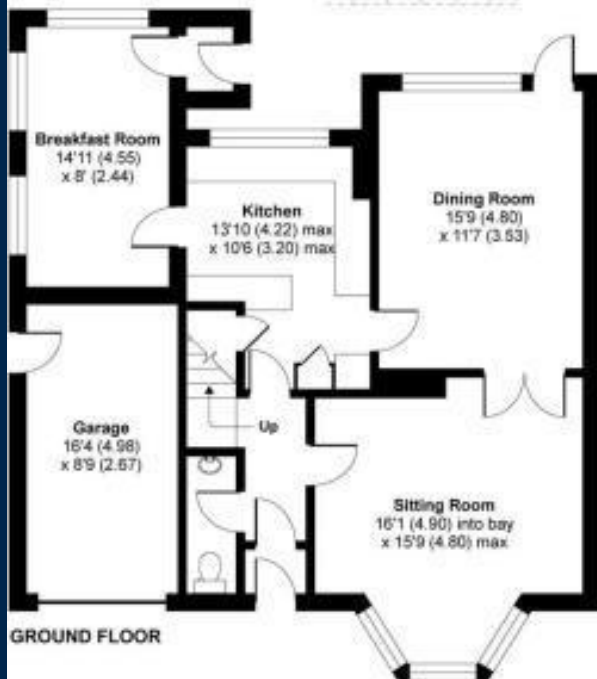
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Norris Gardens, Havant, PO9

APPROX. GROSS INTERNAL FLOOR AREA 1694 SQ FT 157.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC