

GUIDE PRICE

£450,000

5b Gwatkin Close

Bedhampton, PO9 3PZ

PROPERTY SUMMARY

Stunning Five Bedroom Semi-Detached House! This wonderful property offers a real 'wow factor' with its size, contemporary open plan living space and stylish decor. Additionally the property comprises enhanced recently redecorated open plan ground floor accommodation with huge kitchen/dining/lounge areas, superb loft conversion with a feature picture window affording far reaching views over the park and beyond, and a lovely en-suite with freestanding bath. Outside there is an enclosed low maintenance rear garden and a large cabin. Ample parking is provided with the double width hardstand to the front. An internal viewing is considered essential to fully appreciate the size and quality of the accommodation on offer here.

5 

3 

2 





ENTRANCE HALL

SHOWER ROOM

DINING ROOM 17' 9" x 10' 2" (5.41m x 3.1m)

LOUNGE 15' 9" x 9' 4" (4.8m x 2.84m)

KITCHEN/BREAKFAST ROOM 20' 5" x 12' 8"
(6.22m x 3.86m)

FIRST FLOOR LANDING

BEDROOM TWO 12' 10" x 10' 5" (3.91m x 3.18m)

BEDROOM THREE 12' 10" x 9' 8" (3.91m x 2.95m)

BEDROOM FOUR 10' 11" x 8' 10" (3.33m x 2.69m)

BEDROOM FIVE 9' 2" x 8' 10" (2.79m x 2.69m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM ONE 14' 4" x 8' 3" (4.37m x 2.51m)

DRESSING AREA 10' 4" x 8' 6" (3.15m x 2.59m)

ENSUITE

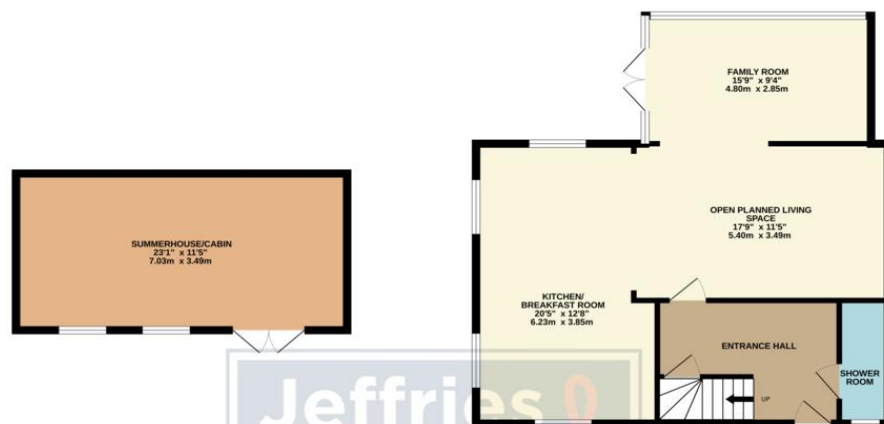
WARDROBE

OUTBUILDING - GAMES ROOM 23' 1" x 11' 6"
(7.04m x 3.51m)



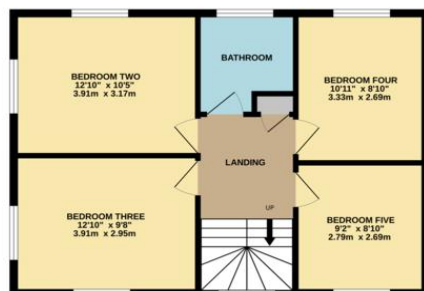
GARDEN
264 sq.ft. (24.5 sq.m.) approx.

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.

2ND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 2057 sq.ft. (191.1 sq.m.) approx.

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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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