



WAINWRIGHT ESTATES

GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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**26 Walburton Way**  
Clanfield, Waterlooville PO8 0XP

**Price: £450,000**

### DESCRIPTION

This immaculate and attractive THREE DOUBLE BEDROOM DETACHED family home can be found in the requested location of Clanfield. Internally the current owners have transformed the property into an ultra modern, high specification property. Downstairs you will find a luxurious modern fitted kitchen/breakfast room with the following features, an integrated full size fridge and separate freezer, washer/dryer, dishwasher, wine fridge, double NEFF oven and induction hob. There is also a separate lounge with feature log burner. It also boasts a full length double glazed conservatory which overlooks the low maintenance rear garden. There is also plumbing in place for a downstairs cloakroom. Upstairs you will find three well proportioned bedrooms for the growing family, with the master benefiting from an en-suite shower room. There's also a four piece shower room. Outside the property has a driveway and a detached GARAGE. Additional benefits include double glazing and gas central heating. On leaving the property you are ideally situated to take advantage of the delights of the village of Clanfield and the commuter links of the A3.

### ACCOMMODATION

ENTRANCE HALL

ROOM WITH PLUMBING FOR WC

LOUNGE 13' 2" x 10' 1" (4.01m x 3.07m)

KITCHEN/BREAKFAST ROOM 19' 10" x 9' 7" (6.04m x 2.92m)

CONSERVATORY 21' 2" x 7' 2" (6.45m x 2.18m)

### FIRST FLOOR LANDING

BEDROOM 1 11' 7" x 10' 0" (3.53m x 3.05m)



EN-SUITE SHOWER ROOM 7' 3" x 4' 7" (2.21m x 1.40m)

BEDROOM 2 10' 6" x 7' 7" (3.20m x 2.31m)

BEDROOM 3 9' 6" x 6' 7" (2.89m x 2.01m)

SHOWER ROOM 7' 6" x 6' 1" (2.28m x 1.85m)

### OUTSIDE

REAR GARDEN

GARAGE 16' 2" x 8' 4" (4.92m x 2.54m)

DRIVEWAY

