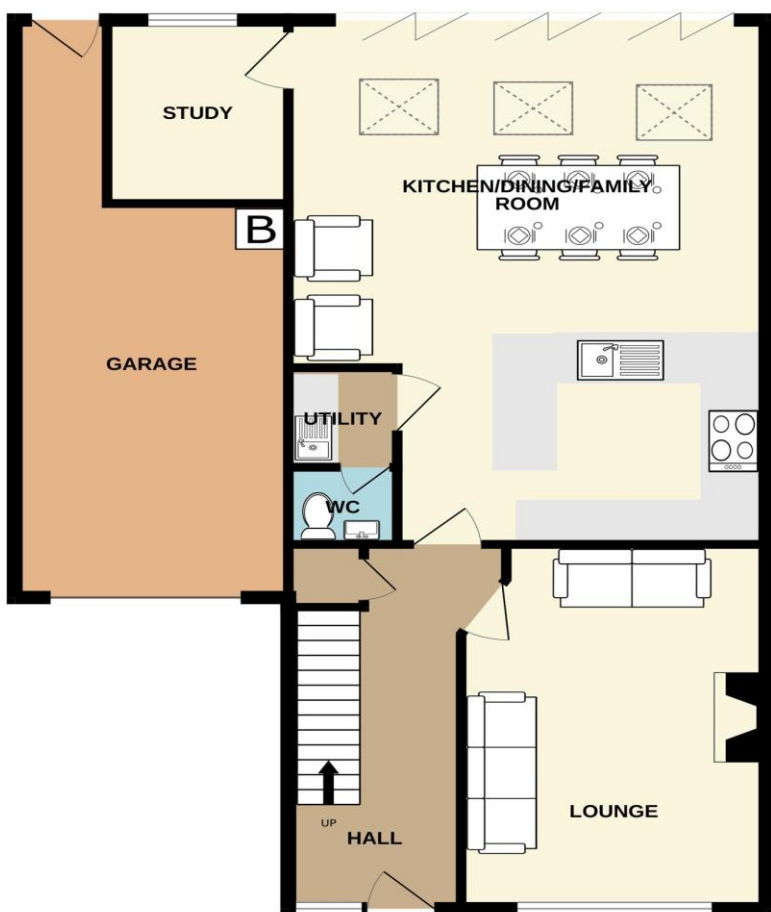




GROUND FLOOR

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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# 1 Alsford Road

Purbrook, Waterlooville PO7 5NE

## Offers in Excess of: £500,000

### DESCRIPTION

Wainwright Estates are pleased to offer this immaculate, extended, four bedroom semi-detached house located in a popular Purbrook location within walking distance of the local schools. The current owners have poured their heart and soul into transforming this property over the last 13 years into the wonderful family home it is today. This house certainly has 'kerb' appeal, with K-Rend and a 'Resin' driveway which offers parking for four cars. and a heated garage! Internally, the ground floor comprises of a lounge to the front, a spectacular open plan kitchen/diner/family room to the rear which is bathed in light due to the sky lights and Bi-Folding doors to the rear garden, plus there's underfloor heating. The kitchen area benefits from a built in dishwasher, wine cooler, induction hob, 'Neff' oven and space for an 'American style' fridge/freezer. There's also a handy utility room, ground floor WC and a separate home office. Upstairs you will find bedroom one with wall to wall fitted wardrobes, a spacious dual aspect second bedroom and a further two bedrooms both with built in wardrobes, there's also a modern fitted family bathroom with bath and separate shower cubicle. Outside you can enjoy the private and secluded, west facing rear garden with a patio area from the kitchen, lawn and an additional patio area which makes a lovely seating area for those summer evenings, there's power for lighting and perhaps a hot tub! as well as a storage shed. Additional benefits include double glazing and gas central heating. This property MUST be viewed to fully appreciate the finish throughout and all it has to offer. Please call us on 02392 264500 to arrange your viewing.

### ACCOMMODATION

#### ENTRANCE HALL

LOUNGE: 11' 4" x 16' 1" (3.45m x 4.90m)

OPEN PLAN KITCHEN DINER: 23' 4" x 16' 9" (7.11m x 5.10m)

STUDY: 8' 2" x 6' 9" (2.49m x 2.06m)

WC & UTILITY ROOM: 6' 9" x 8' 2" (2.06m x 2.49m)



### FIRST FLOOR LANDING

BEDROOM 1: 12' 6" x 9' 5" (3.81m x 2.87m)

BEDROOM 2: 14' 9" x 8' 2" (4.49m x 2.49m)

BEDROOM 3: 12' 3" x 8' 7" (3.73m x 2.61m)

BEDROOM 4: 9' 3" x 5' 8" (2.82m x 1.73m)

BATHROOM: 5' 8" x 8' 6" (1.73m x 2.59m)

### OUTSIDE

WEST FACING REAR GARDEN

DRIVEWAY & GARAGE: 17' 6" x 10' 2" (5.33m x 3.10m)

