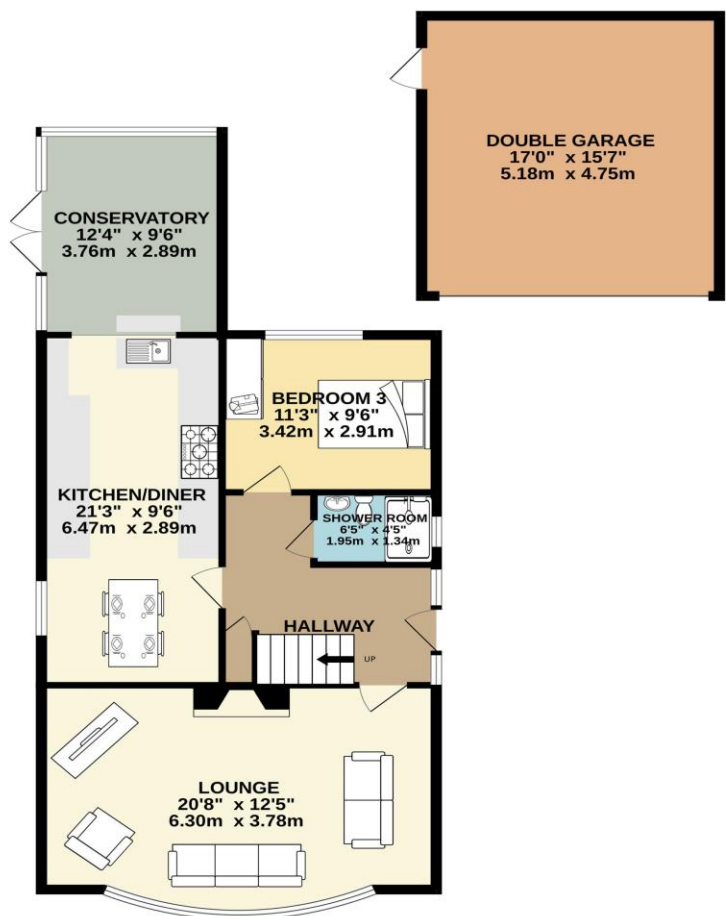




GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1601 sq.ft. (148.8 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.
Made with Metroplan ©2024

Energy performance certificate (EPC)

1, Lavant Close WATERLOOVILLE PO5 8BQ	Energy rating D	Valid until: 9 October 2026
Certificate number: 9143-2870-7602-8596-2391		

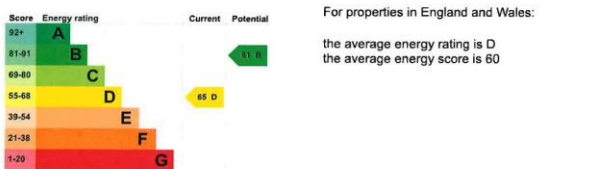
Property type	Detached bungalow
Total floor area	115 square metres

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)

Energy rating and score

This property's energy rating is D. It has the potential to be B.
See [how to improve this property's energy efficiency](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).



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

1 Lavant Close

Waterlooville PO8 8BQ

Price: £650,000

DESCRIPTION

Situated in a quiet cul-de-sac you will stumble across this picturesque FOUR Bedroom DETACHED Chalet bungalow on the outskirts of Cowplain in Waterlooville. The current owners have certainly poured a lot of hard work, love and money into the property in the time they have been at the home and it's now a beautiful property with high quality finishings throughout. Internally, downstairs the property boasts a spacious and inviting full width lounge with feature open fire, there is also a modern fitted kitchen/diner with integral appliances and opens out into your double glazed conservatory overlooking your beautiful rear garden. The property offers flexibility with the fourth double bedroom being downstairs and a modern double shower room. Upstairs you will find two generous sized double bedrooms, one having fitted wardrobes, a small double bedroom and a luxurious family bathroom with free standing bath and separate shower cubicle. Outside privacy is key in your beautifully kept rear garden, with high hedges for privacy and mature shrubs in abundance. Relax on the patio area on a summers evening before taking a dip in your sunken hot tub. The property also benefits from double glazing, gas central heating (new boiler installed in 2023) a private driveway that leads to a DOUBLE GARAGE with power, light and an electric door. On leaving the property you are ideally situated to take the short stroll to the local parade of shops as well as plenty of dog walks on your doorstep.

ACCOMMODATION

ENTRANCE HALL

LOUNGE: 20' 8" x 12' 5" (6.29m x 3.78m)

KITCHEN/DINER: 21' 3" x 9' 6" (6.47m x 2.89m)

CONSERVATORY: 12' 4" x 9' 6" (3.76m x 2.89m)

BEDROOM 3: 10' 4" x 9' 0" (3.15m x 2.74m)

SHOWER ROOM: 6' 4" x 4' 1" (1.93m x 1.24m)



FIRST FLOOR

BEDROOM 1: 12' 6" x 10' 7" (3.81m x 3.22m)

BEDROOM 2: 12' 6" x 10' 0" (3.81m x 3.05m)

BEDROOM 4: 10' 5" x 5' 4" (3.17m x 1.62m)

FAMILY BATHROOM: 7' 5" x 6' 5" (2.26m x 1.95m)

OUTSIDE

REAR GARDEN

DOUBLE GARAGE 17' 0" x 15' 7" (5.18m x 4.75m)

FRONT GARDEN & DRIVEWAY

