



Offers Over:

18 Shute Close | PO11 9FS | £570,000

GEOFF
 **FOOT**
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk



- **Detached House, part of 'The Halyard' development built circa 2015.**
- **Four Bedrooms, main with En-suite.**
- **Downstairs Cloakroom. Family Bathroom to first floor.**
- **Open plan 'Dove grey shaker style' Kitchen/dining area. Separate Lounge with Log Burner.**
- **UPVC 'Edwardian style' Conservatory.**
- **Ample parking and driveway with additional parking to the front.**
- **Double glazing and gas heating system.**
- **Feature Gazebo seating, Bar & BBQ area in south facing rear Garden.**
- **Convenient to local shops, schools and amenities.**
- **Ideal family home, well presented.**

Geoff Foots are delighted to bring to the market this well presented 4 Bedroom detached House built circa 2015 as part of 'The Halyard' development. Downstairs the property Hallway leads to a Cloakroom, Lounge with Log Burner, spacious Kitchen/Diner & UPVC 'Edwardian style' Conservatory. There are 4 generous sized Bedrooms, the main with En-Suite and a Family white Bathroom suite. The outside is bordered by a laurel hedge to the front enclosing the driveway and additional parking area. The side gate leads to a south facing rear Garden. An ideal family home with a convenient location for local schools, shops and amenities. Internal viewing is highly recommended.

FREEHOLD | Council Tax Band: E | EPC: B

The accommodation comprises:

Covered entrance with step, door lights and double glazed door to –

Entrance Hallway –

Radiator. Built in cloaks cupboard with coats hanging space. Built in under stairs storage cupboard housing electric meter and consumer unit. Return staircase rising to first floor. Double opening doors to Lounge.

Cloakroom –

Corner wash hand basin and tiled splash backs. Close coupled WC with push button flush. Radiator. Obscure double glazed window to front. Attractive wall mirror display. Extractor.

Lounge – 17' 5" x 11' 2" (5.30m x 3.40m)

Feature Log Burner with metal and stone hearth and backing. Double glazed window with vertical blinds to front aspect. Two radiators. TV aerial point.

Kitchen/Diner – 19' 9" x 13' 3" (6.02m x 4.04m)

Extensive range of work surface with matching grey dove 'shaker style' wall and base cupboards and drawers to three sides. Single drainer stainless steel sink unit with mixer tap. Integrated Dishwasher and automatic washing machine. 'Zanussi' 4-ring stainless steel gas hob, extractor over. Eye level double oven and grill. Integrated tall fridge/freezer and drawer units. Down lighting. Tiled effect flooring. Space for large table and chairs. Radiator. Double glazed window with roller blind and double glazed French doors with vertical blinds leading to south facing rear Garden.

Conservatory – 10' 5" x 9' 6" (3.17m x 2.89m)

'Edwardian style' UPVC double glazed units to three sides. Double glazed French doors to rear Garden. Service door to Garage.

First Floor Landing –

loft access. Built in airing cupboard housing 'Range tribute' hot water tank, shelf over.

Bedroom 1 – 15' 0" x 9' 10" (4.57m x 2.99m)

Double glazed window to front elevation with venetian binds. Extensive range of light colour fronted wardrobes, drawers, dressing table unit and matching bedside units. Digital thermostat. Radiator. TV aerial point. Door to En-Suite: Double tiled shower cubicle with mixer shower. Pedestal wash hand basin and close coupled WC. Extractor fan. Ladder style towel radiator. Shaver point, extractor fan and wall mirror.

Bedroom 2 – 11' 4" x 9' 10" (3.45m x 2.99m)

Double glazed window with roller blind to rear elevation. TV aerial point. Tv aerial point. Built in desk unit with drawers to one wall. Air conditioning unit. Double mirror fronted sliding door wardrobe, hanging rail and shelf.

Bedroom 3 – 9' 9" x 9' 5" (2.97m x 2.87m)

Double glazed window to front elevation, vertical blinds. Radiator. TV aerial point. Built in overbed space cupboards and wardrobes each side. Further wardrobe units with central drawers and shelf.

Bedroom 4 – 9' 8" x 6' 6" (2.94m x 1.98m)

Double glazed window to rear elevation. Vertical blinds. Radiator. Tv aerial point.

Family Bathroom –

White suite comprising panelled bath with mixer tap/ hand held shower attachment. Attractive wall tiling. Two large wall mirrors. Close coupled WC and pedestal wash hand basin. 'Ladder style' towel radiator. Shaver point. Extractor fan.

Outside –

front: Driveway with additional parking area, laid to chippings. Gas and water meters. Pedestrian gate to rear Garden. Laurels to front boundary.

Attached Garage – 19' 8" x 10' 10" (5.99m x 3.30m)

With electric roller door, radiator, lighting and power points.

South facing rear Garden –

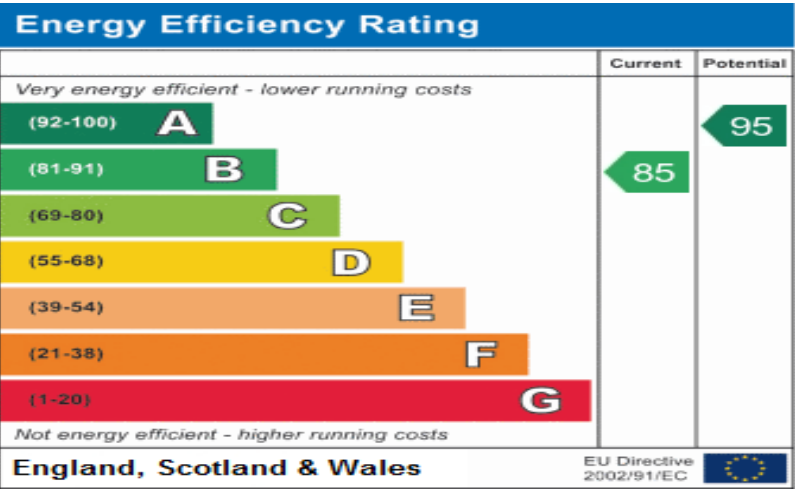
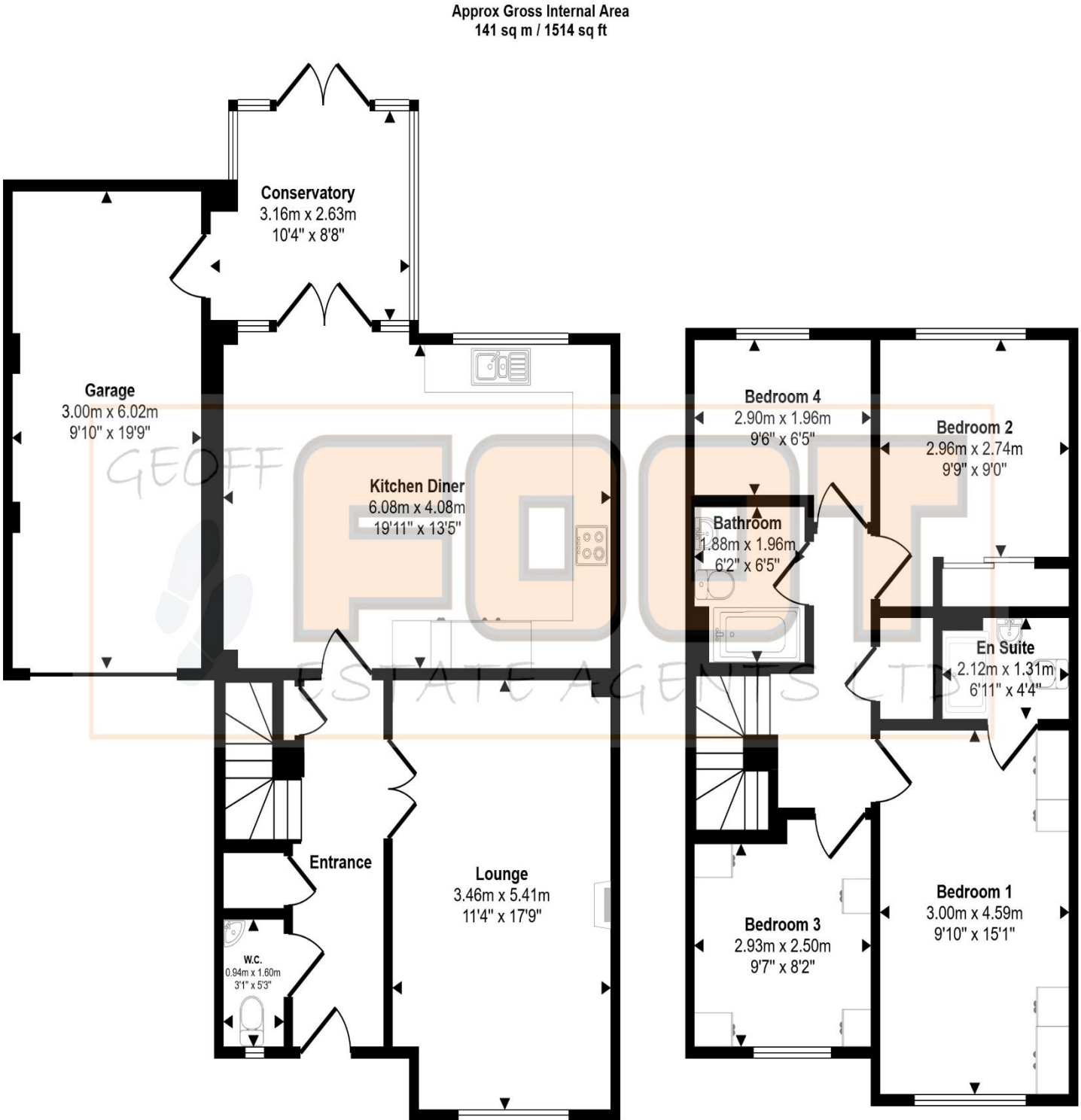
Paved patio for seating. Outside water tap point. Artificial grass with pebble laid display borders. Display lighting. Timber garden shed 21' x 8' (approx) Feature Gazebo 19'0" x 10'0" (approx). For seating, games, BBQ and entertainment area.

[To view the virtual tour for this property please scan the QR Code >>](#)



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.