



7 Ithica Close | PO11 9DU | £499,995

GEOFF
 **FOOT**
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**** VIRTUAL TOUR AVAILABLE ****

Internal viewing is highly recommended for this spacious family home offering versatile accommodation with 4-5 Bedrooms and 1-2 Receptions. The paved driveway approach leads to the Hallway, Cloakroom, Kitchen/Breakfast room, Lounge, Conservatory and Dining Room/Bedroom 5. Upstairs has 4 Bedrooms, master En suite and a Family Bath/shower Room. The property has a gas heating system and double glazing. Outside the driveway leads to a single Garage converted into 2 rooms for storage and with power and light. The Rear Garden is enclosed with shrub borders, artificial lawn, raised decking for patio and Log cabin. Convenient to local shops, amenities, bus routes and schools.

- **Detached House in Gable Head**
- **4-5 Bedrooms, 1-2 receptions. Adaptable layout.**
- **Downstairs Cloakroom, family Bathroom and En suite to first floor.**
- **Spacious Kitchen/breakfast Room.**
- **UPVC Conservatory. Triple bi-folds from Kitchen & Lounge.**

- **Oak internal doors to upstairs room.**
- **Gas heating system and double glazing.**
- **Block paved driveway with additional parking bay, leading to Garage (2 rooms).**
- **Enclosed rear Garden with Log Cabin.**
- **Convenient local schools, shops, bus routes and amenities.**

Freehold | EPC: D | Council Tax Band: E

The accommodation comprises:

Pillar and covered UPVC obscure double glazed door to –

Entrance Hallway –

Radiator with shelf over. Ceramic flooring. Under stairs cupboard with light, coats hanging space, gas meter. Double return staircase rising to first floor. Panel glazed doors to rooms.

Lounge –

Vertical radiator. TV wall unit with built in fireplace and drawers each side. Cupboards over with down lights. Triple bi-fold doors to:

Conservatory –

UPVC double glazed window units to 3 sides. Double glazed French doors to rear garden. Laminate flooring. fireplace with electric fire. wall lights. power points and TV aerial point.

Kitchen/Breakfast Room –

Matching range of white gloss fronted wall and base cupboards and drawers to 3 sides. Circular single drainer sink with mixer tap set in work surface. space and plumbing for dishwasher and automatic washing machine. Tall larder cupboards. Tall built in storage cupboard. further range of floor to ceiling cupboards with pull-out drawers and shelving. space for 'American style' fridge/freezer. fitted range style 'Beko' oven with 5-ring hob and warming plate, double oven and grill. Wide canopied extractor hood over. UPVC double glazed door to rear garden. Double glazed window to side. Triple bi fold double glazed doors to Conservatory. Ceramic floor tiling.

Dining Room/Bedroom 5/Office – Double glazed bow window to front aspect with fitted venetian blind. Telephone point. Radiator.

Cloakroom –

Vanity shelf with inset wash hand basin, cupboards below, close coupled WC with concealed cistern. ceramic floor and wall tiling. Obscure double glazed window to front. Ladder style towel radiator.

Staircase to Landing – Built in airing cupboard housing hot water tank with immersion heater and shelving. Access to loft space. Obscure double glazed window to front elevation. Radiator.

Bedroom 1 –

UPVC double glazed window with venetian blinds to front elevation. Radiator. Laminate flooring. Range of cream gloss fronted floor to ceiling wardrobes and drawers with hanging rails and shelving. TV wall bracket. Double doors to

En Suite – Double shower cubicle with 'rainfall style' shower and separate diverter. half inset wash hand basin with mixer tap, cupboard below, close coupled WC with concealed cistern. Wide mirror fronted cabinet with lighting. Ceramic floor and wall tiling. 'Ladder style' towel radiator. Down lighting.

Bedroom 2 – UPVC double glazed window to rear Garden. Laminate flooring. Radiator. Down light.

Bedroom 3 – UPVC double glazed window to rear elevation. Laminate flooring. Radiator. Wall shelving. TV wall bracket.

Bedroom 4 –

UPVC double glazed window with venetian blind, to front elevation. Radiator. Laminate flooring. Floor to ceiling fitted gloss fronted wardrobes with hanging rails and shelving.

Family Bath/Shower Room –

White suite comprising panelled bath with mixer tap. Close coupled WC with concealed cistern. Wide shower cubicle with 'rainfall style' head and separate diverter. Half inset wash hand basin set in vanity unit with cupboard below. Mirror fronted cabinet. Down lighting. Ceramic wall and floor tiling. Obscure double glazed window to rear elevation.

Outside – Front: Fencing to front and side boundary. Twin wall lights. Wide block paved driveway offering additional parking.

Garage – Divided into two rooms. With up and over door to front. Storage area with separate consumer unit, power points. Adjoining to rear: Spacious room with power, light and UPVC double glazed service door from rear Garden.

Pedestrian gate to rear garden –

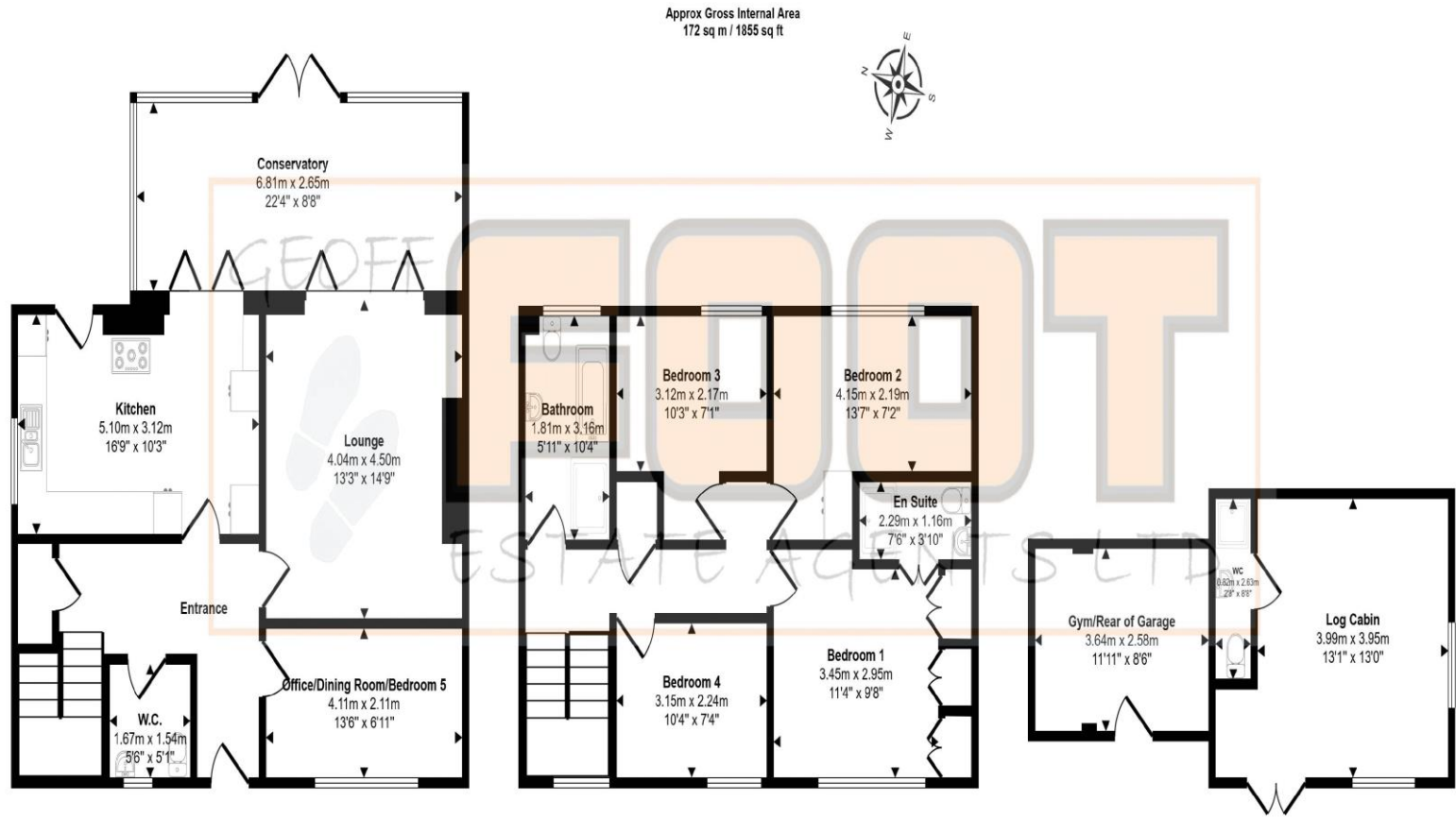
Raised decking area for seating and BBQ's etc. Outside water tap point. Artificial lawn. shingle area for trampoline etc. Shrub border. Paved patio. **Log Cabin:** With panel glazed double doors and two windows. Interior timber clad. Power and light.

Please scan the QR code for Virtual Tour >>>



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.



Ground Floor
Approx 82 sq m / 879 sq ft

First Floor
Approx 61 sq m / 662 sq ft

Outbuildings
Approx 29 sq m / 314 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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