



32 High Hazel  
Clanfield, PO8 0LE

Asking Price £525,000 Council Tax Band E

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Tullys



## 32 High Hazel

Clanfield, PO8 0LE

\*\*\* DETACHED FOUR BEDROOM HOUSE \*\*\* \*\* DOUBLE GARAGE AND CAR-PORT \*\*\*\* NO CHAIN \*\*\*

This generous family home offers great scope for modest improvement and boasts ample rooms for a growing family.

Boasting four good sized bedrooms, a bathroom and separate shower room and a further ground floor cloakroom, this property will accommodate even the most demanding families. In addition to the ground floor cloakroom, also situated on this floor is a dual aspect lounge benefitting from direct access to the garden, along with a dining room and kitchen.

Outside a private garden enclosed by mature hedges wraps around three sides of the property with an elevated area of lawn accessed via steps, directly outside the lounge. To the front of the property a substantial car-port provides shelter for cars directly in front of the double garage, as well as covered access to the kitchen door.

The property is offered with NO FORWARD CHAIN and VACANT POSSESSION and early viewing is strongly advised.

### ENTRANCE LOBBY

Double glazed front door into lobby, glazed inner door and side panels into hallway.

### HALLWAY

Doors to the Kitchen, Lounge, Dining Room and Cloakroom, stairs to the first floor, under stairs cupboard.

### CLOAKROOM

Textured ceiling, double glazed obscured glass window to the front aspect, low flush, concealed cistern w/c, wall mounted wash hand basin.

### LOUNGE

24'10" x 11'10" (7.57m x 3.61m )

Textured and coved ceiling, double glazed windows to the front and rear aspects, double glazed patio doors to the side aspect, feature fire surround with inset electric fireplace, two radiators.

### KITCHEN

14'11" maximum x 11'11" (4.55m maximum x 3.63m)

Textured ceiling, double glazed window to the front aspect, double glazed door to the side aspect, range of fitted units with work surface over, two inset electric ovens, gas hob with extractor unit, space and plumbing for a washing machine and tumble dryer, space for a slim-line dishwasher, space for a fridge/freezer, cupboard housing boiler, stainless steel sink with mixer taps, tiled splash-backs and vinyl flooring.

### DINING ROOM/STUDY

17'1" x 12'11" (5.21m x 3.94m)

Textured and coved ceiling, single glazed door to the rear aspect, radiator, serving hatch to kitchen.

### FIRST FLOOR LANDING

Doors to all rooms, airing cupboard housing water tank.







#### MASTER BEDROOM

12'11" to front of wardrobes x 11'11" (3.94m to front of wardrobes x 3.63m)  
Textured and coved ceiling, double glazed window to the front aspect, range of fitted wardrobes, radiator.

#### BEDROOM TWO

11'11" x 7'11" (3.63m x 2.41m)  
Textured ceiling, loft access, double glazed window to the front aspect, wall mounted air conditioning unit.

#### BEDROOM THREE

12' x 8'11" (3.66m x 2.72m)  
Textured ceiling, double glazed window to the front aspect, radiator.

#### BEDROOM FOUR

11'7" x 8'8" widening to 11'10" (3.53m x 2.64m widening to 3.61m)  
Textured ceiling, double glazed window to the side aspect, radiator, two built in cupboards.

#### BATHROOM

9'11" x 6'2" (3.02m x 1.88m)  
Textured ceiling, double glazed window to the side aspect, panel enclosed bath, pedestal wash hand basin, low flush w/c, radiator, part tiled.

#### SHOWER ROOM

7' x 6'2" (2.13m x 1.88m)  
Textured ceiling, velux style roof window to the rear aspect, walk in shower enclosure, vanity wash hand basin with mixer tap, towel radiator, two built in cupboards, tiled walls, vinyl flooring.

#### OUTSIDE

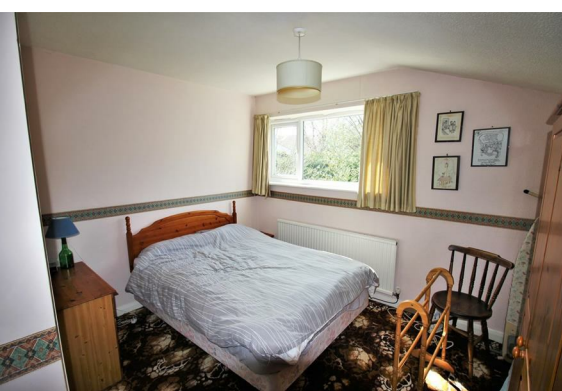
The property is set back from the road and accessed via wooden gates leading to the driveway and car port beyond. A double garage is situated alongside the house. The garden wraps around three sides of the property with the principle area being an elevated lawn to the side aspect. Access to the garage via a personnel door from the rear patio area.

#### GARAGE

17'5" x 16' (5.31m x 4.88m)  
Electric roller door, wall mounted consumer unit, gas meter and electric meter, personnel door to the side aspect, inspection pit.

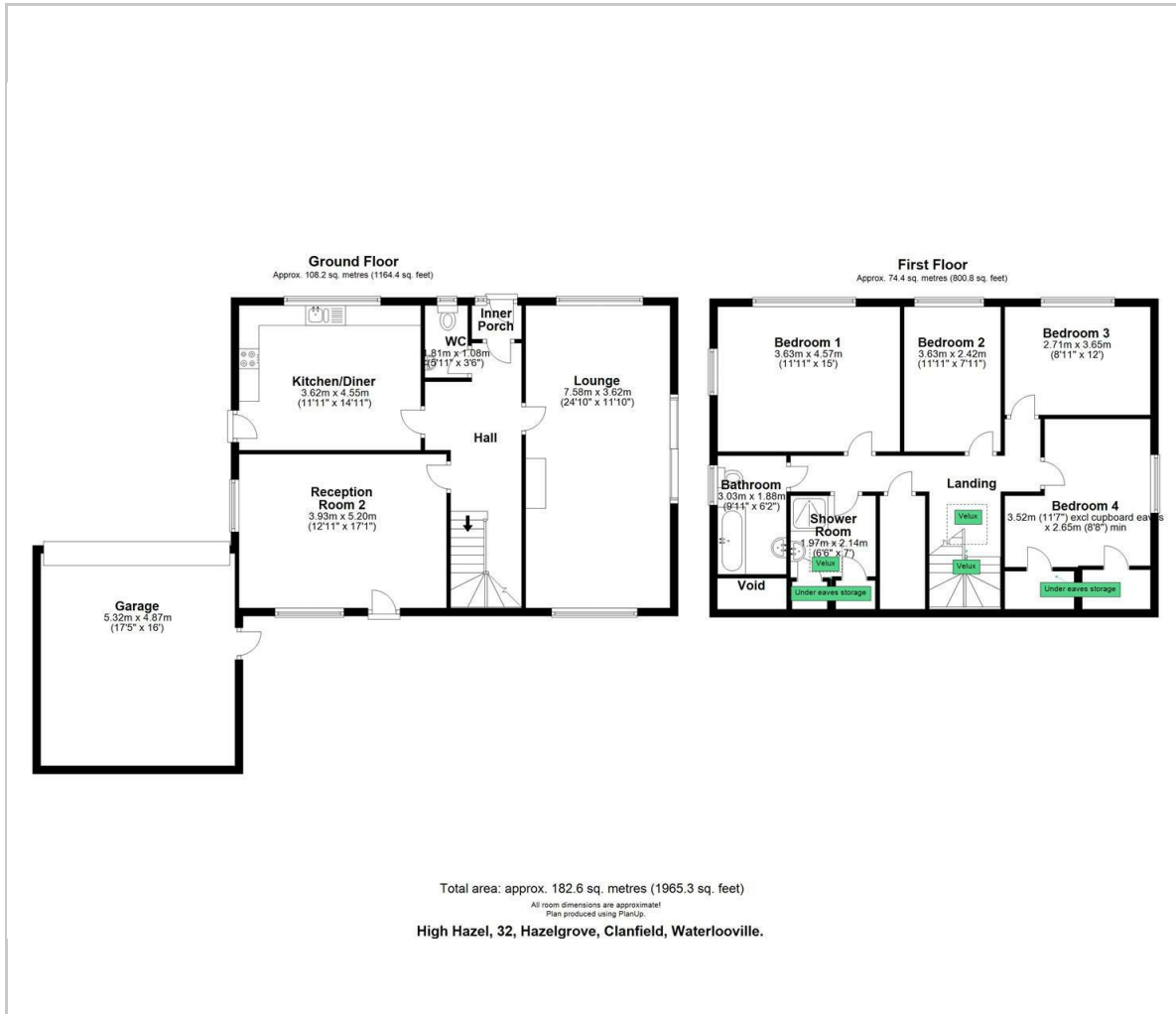
#### FURTHER INFORMATION

Tenure: Freehold  
Council Tax Band: E





## Floor Plan



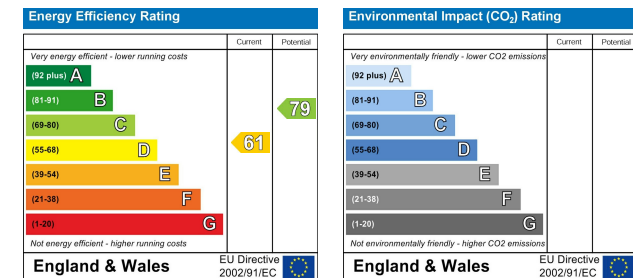
## Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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