



## 13 Cotswold Close

, Havant, PO9 5BY

### Offers in excess of £370,000

Nestled in the charming Cotswold Close, Havant, this delightful semi-detached house offers a perfect blend of comfort and modern living, boasting three spacious double bedrooms, making it an ideal family home. The residence also features a side extension that enhances its versatility, allowing for various living arrangements to suit your needs.

As you approach the property, you will be greeted by a resin driveway that accommodates two vehicles, alongside a convenient garage. The home is equipped with double glazing throughout, ensuring warmth and tranquillity, while central heating and underfloor heating in the large bathroom provide additional comfort during the colder months. The bathroom itself is a standout feature, complete with a separate shower, catering to both relaxation and practicality.

The inviting living space is enhanced by a charming log burner, perfect for cosy evenings in. Fitted shutters adorn all windows, adding a touch of elegance and privacy. The enclosed rear garden offers a safe haven for children to play or for hosting summer gatherings, making it a wonderful outdoor space for family enjoyment.

Situated just a short walk from the picturesque Staunton Country Park, this property is also within the catchment area for an Ofsted-rated excellent school, making it an attractive option for families. Local amenities and travel links are conveniently close, ensuring that everything you need is within easy reach.

This home is truly a must-view, offering a fantastic opportunity for versatile living in a sought-after location. Don't miss the chance to make this wonderful property your own.

- Resin driveway for two cars and Garage
- Enclosed rear garden
- Double glazing & Central heating
- EPC Rating B !
- Side extension
- Log burner
- Downstairs toilet
- Large bathroom with separate shower and underfloor heating
- Semi detached, 3 double bedrooms
- Solar panels ( owned )

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



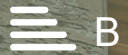
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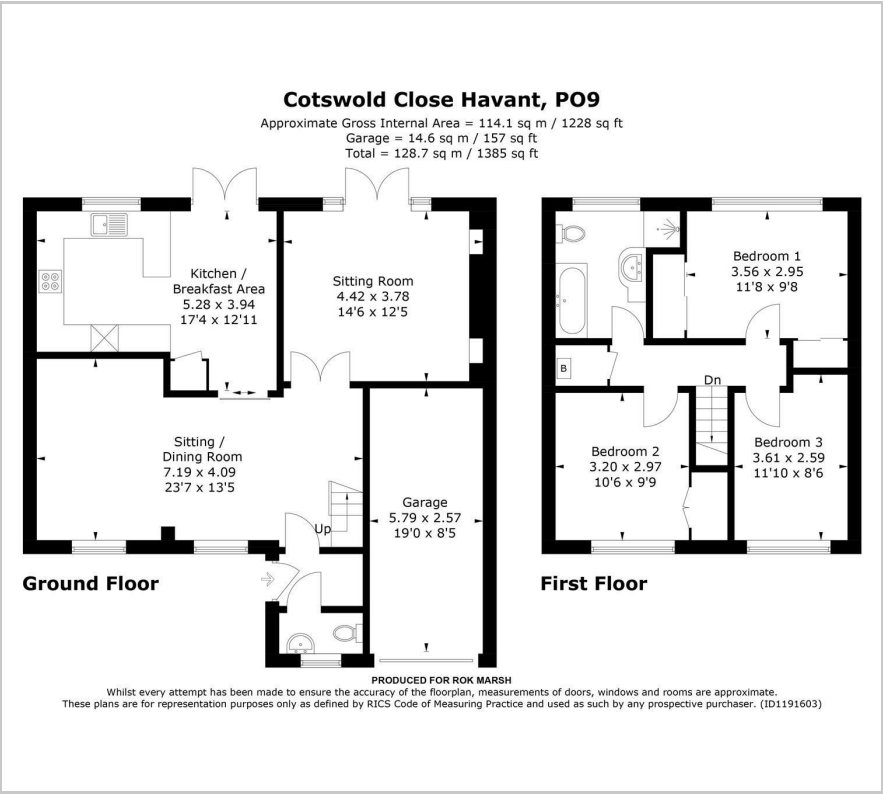
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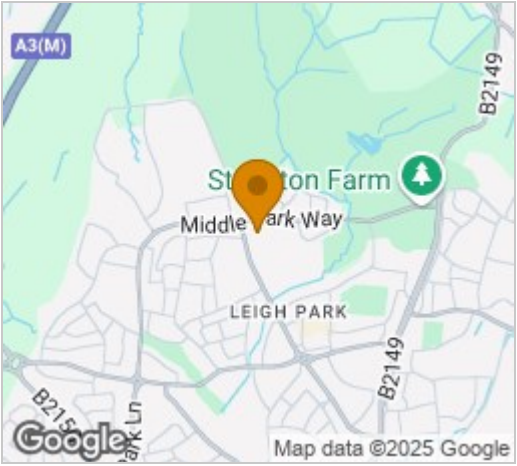
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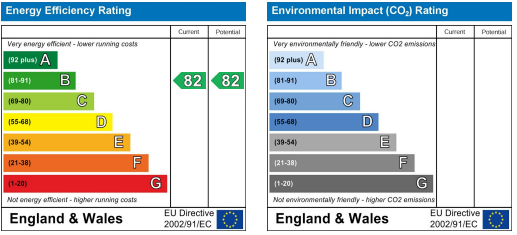
Floor Plan



Area Map



Energy Efficiency Graph



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