









# 45 Stakes Road

Purbrook, PO7 5LZ

- SEMI DETACHED HOME
- TWO BATHROOMS
- 19FT KITCHEN/DINING ROOM
- LANDSCAPED REAR GARDEN
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- 22FT GARDEN ROOM
- LARGE DRIVEWAY & GARAGE

This beautifully presented, semi detached family home sits in a popular location in Purbrook. Having been extended in recent years this home offers five bedrooms, two bathrooms, two reception rooms, a 19ft kitchen/dining room, driveway & garage, landscaped rear garden and a 22ft home office/bar/garden room.

Guide price £475,000



This family home is well presented and proportioned throughout and comprises a lounge with a bay window to the front aspect, a further snug/family room and a large kitchen dining room which sits at the rear of this home which has a stunning modern fitted kitchen with a central island and French doors which access the gardens. The shower room completes the ground floor. To the first floor are three bedrooms, of which two are good-sized double rooms. The family bathroom is fitted with a modern white suite. To the top floor are two further well proportioned bedrooms. To the front is a large driveway which provides ample off road parking, gates provide side vehicle access to the detached garage. The rear garden has been landscaped which includes a large patio area which makes a great space for entertaining and alfresco dining. The remainder is laid to lawn with shrub and flower borders. To the rear of the garden sits a detached garden room. Currently used as a bar/family area. This could work as a great home office or a man cave. An internal viewing is essential to fully appreciate the size and finish of this stunning family home.





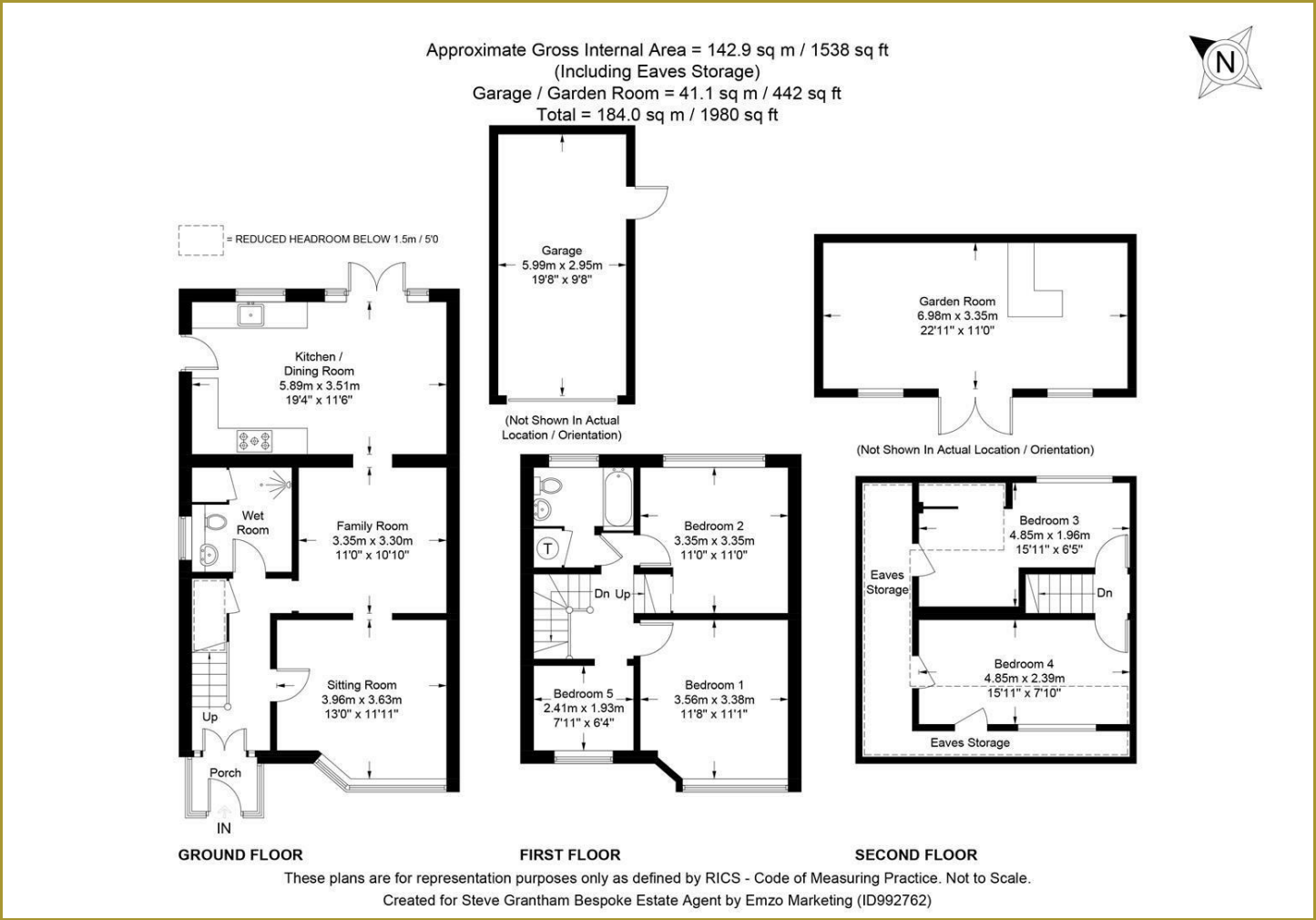








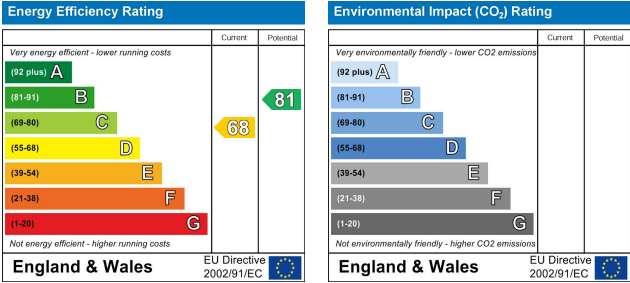
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.