



Hazel Cote Road, Whitchurch

£395,000

- **Energy Rating - C**
- **24 ft Living Room**
- **Light Airy & Modern throughout**
- **Garage & Driveway Providing Off Street Parking**
- **Close To Local Amenities**

- **Three Bedroom Semi Detached Home**
- **Kitchen/Diner**
- **French Doors Leading To The Garden**
- **UPVC Double Glazing & Gas Central Heating**
- **Built In Wardrobes In Every Bedroom**

A Charming Family Home in a Peaceful Whitchurch Cul-de-Sac

Tucked away in a quiet cul-de-sac on the ever-popular Hazel Cote Road, this beautifully presented three-bedroom semi-detached home offers the perfect balance of comfort, practicality, and modern family living. With its own driveway and garage, it combines privacy and convenience in equal measure.

Step inside and you'll immediately appreciate the sense of space. The impressive 24-ft lounge is bright, airy, and ideal for relaxing or entertaining, while the spacious kitchen/diner forms the social hub of the home. Two sets of French doors open directly onto the rear garden, allowing sunlight to pour in and creating a seamless flow between indoor and outdoor living - perfect for summer barbecues, family get-togethers, or a quiet morning coffee.

Upstairs, you'll find three well-proportioned bedrooms, all with built-in wardrobes, and a well-appointed family bathroom. The home also benefits from gas central heating via a combination boiler, ensuring warmth and efficiency throughout the seasons.

Outside, the rear garden is neatly laid to patio and lawn - an inviting space for children to play or adults to unwind.

Set in a peaceful corner of Whitchurch yet just moments from local schools, shops, parks, and bus routes, this is a home that truly offers the best of both worlds - quiet suburban living with everything you need close at hand.

Living Room 24'3" max x 12'2" max (7.41 max x 3.72 max)

Kitchen 10'4" x 7'1" (3.16 x 2.17)

Dining Room 17'3" x 9'0" (5.26 x 2.75)

Bedroom One 15'5" max x 8'3" (4.72 max x 2.53)

Bedroom Two 10'5" x 6'9" (3.19 x 2.06)

Bedroom Three 9'1" x 8'3" (2.79 x 2.53)

Bathroom 7'9" x 6'2" (2.38 x 1.89)

Garage 19'5" x 8'4" (5.92 x 2.55)

Tenure - Freeheld

Council Tax Band - C



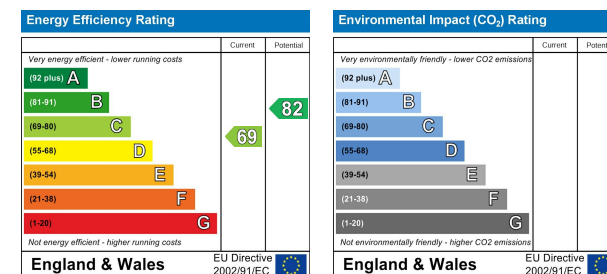
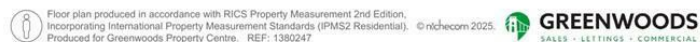








Approximate Area = 965 sq ft / 89.6 sq m
Garage = 162 sq ft / 15 sq m
Total = 1127 sq ft / 104.6 sq m
For identification only - Not to scale



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.