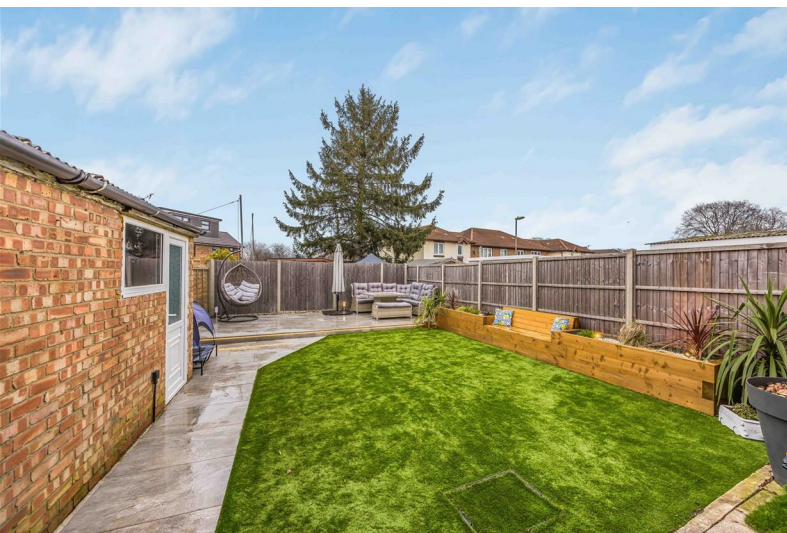




44 Hooks Farm Way

Bedhampton, Havant, PO9 3DY

Offers in the region of £270,000



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Welcome to Hooks Farm Way,

Welcome to this delightful two-bedroom semi-detached home in Hooks Farm Way. An excellent purchase for first-time buyers, this well-presented property is great for anyone looking for modern living in a convenient location. Boasting two spacious double bedrooms, a contemporary kitchen, and a well-maintained garden, this property offers everything you need to move in and enjoy from day one.

Once you step inside, you are welcomed by an entrance porch area, a great area to store coats and shoes, which opens in the hallway. To the right is the living room, generously sized offering space for multiple sofas and furnishings with a bay window to the front elevation, with views overlooking the rugby fields - ideal for dog walkers! To the rear of the property is a fitted kitchen with a range of wall and base units with space under for freestanding appliances, with a door to the back garden.

On the first floor, there are two good-sized double bedrooms, the Master enjoying elevated views over the fields to the front and has built-in wardrobes, maximizing storage and minimizing clutter. There is also a shower room with a low level flush WC, shower cubicle, and wash hand basin. On the landing, there is access to the loft with a pull-down ladder, light, and boarding.

The rear garden has recently been landscaped with two stunning patio seating areas; handmade garden bench and flower planters and an area largely laid to lawn. There is a brick-built shed, a handy storage space with the potential to be a salon; office, or garden room.

Located within easy reach of local amenities, parks, and good transport links, this home offers the ideal balance of tranquility and accessibility. Don't miss out on the chance to make this lovely home your own!



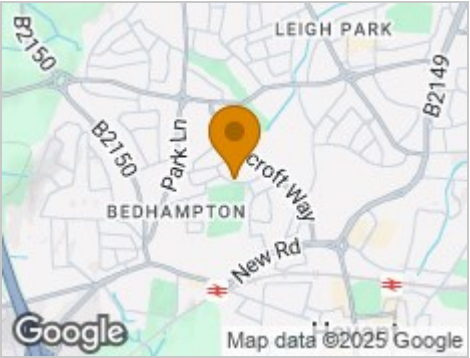
Road Map



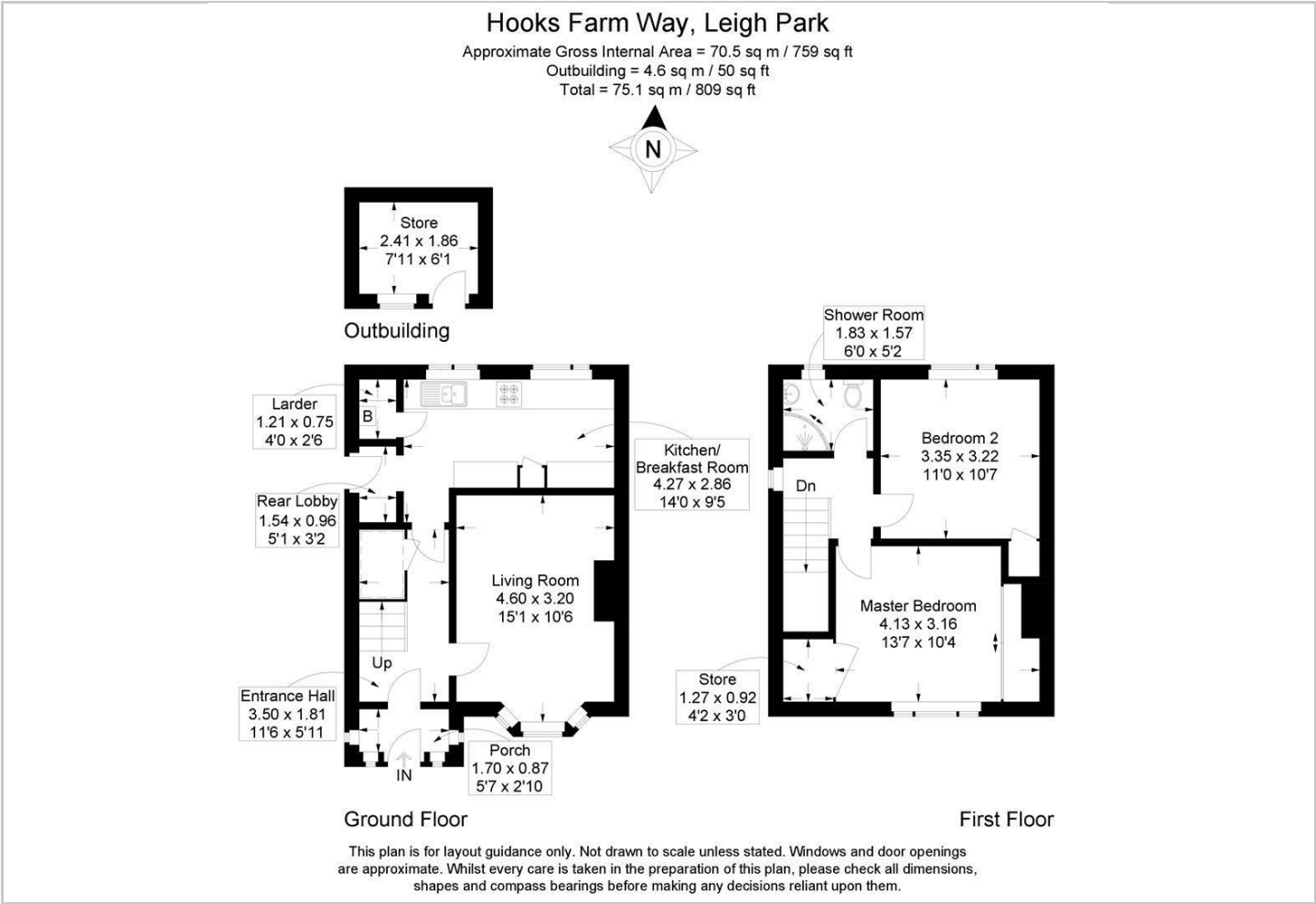
Hybrid Map



Terrain Map



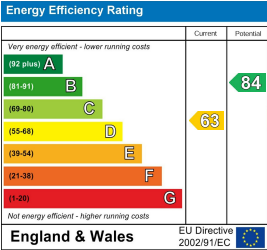
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.