



31 Normandy Way, Denvilles, PO9 5FH

Guide Price £550,000 Freehold

 **Henry Adams**
estate agents



31, Normandy Way

Denvilles, PO9 5FH

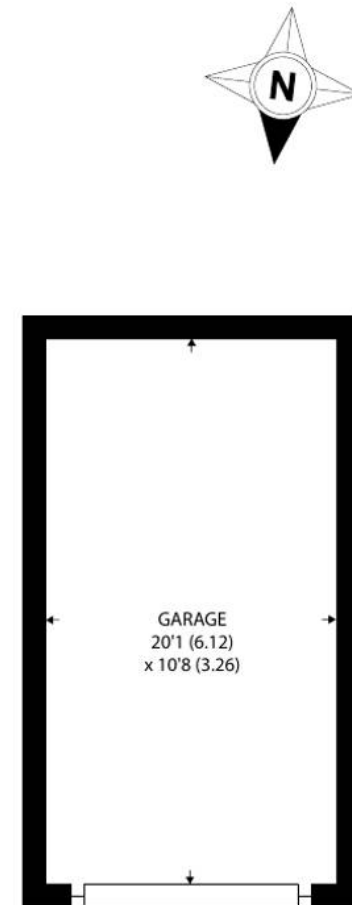
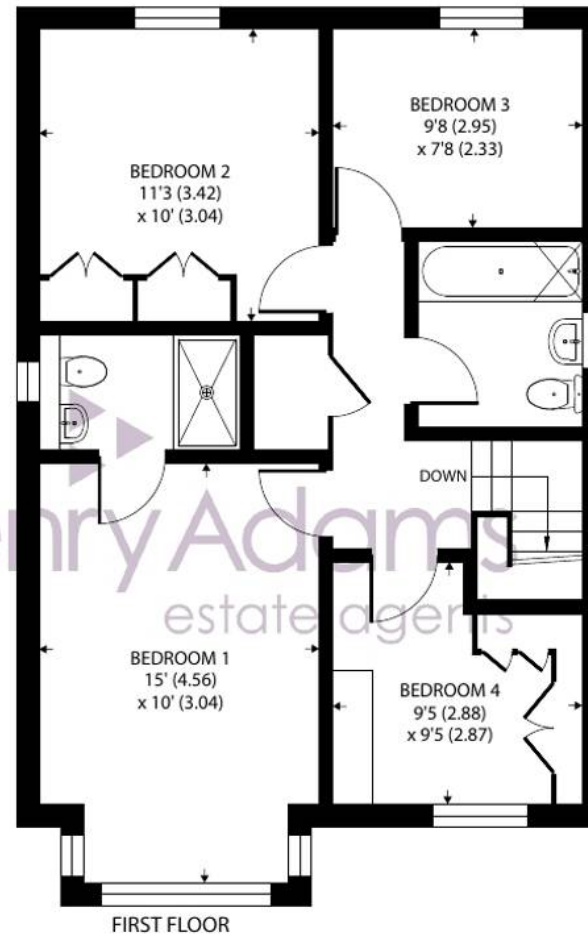
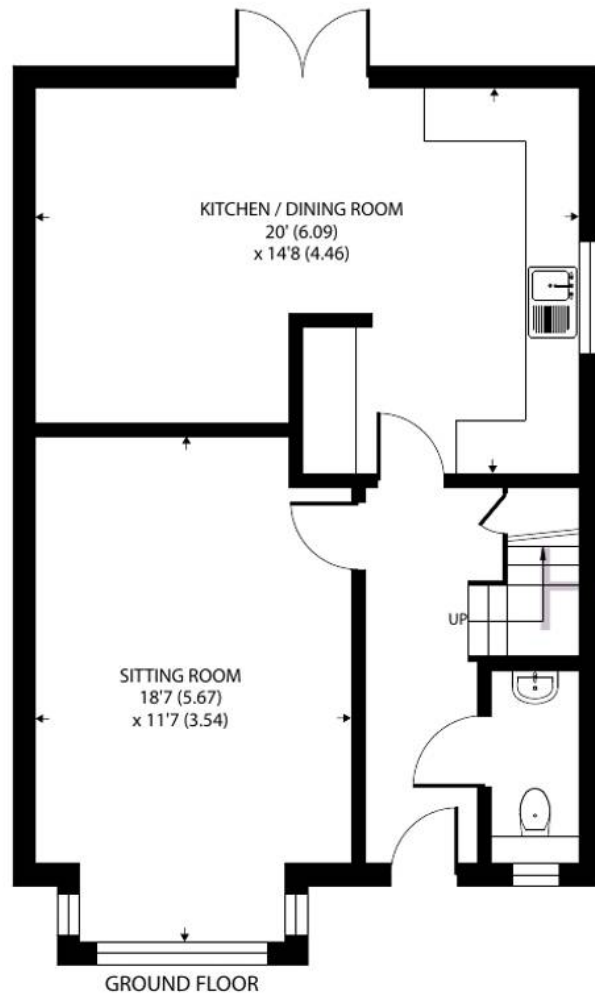
Built by Bellway Homes circa 2021, this beautifully presented four-bedroom detached property has been thoughtfully upgraded by the current owner to create a stylish and contemporary family home. A bright and spacious hallway leads through to the heart of the home, an impressive open-plan kitchen/diner with snug area and French doors opening onto the south-facing garden. The kitchen includes modern cabinetry, high-quality appliances, LED lighting, and elegant feature lighting above the dining area. Plantation shutters have been fitted throughout the house, adding both style and practicality.

The sitting room enjoys a charming bay window that floods the space with natural light, creating a cosy and inviting area for relaxing with family and friends. A welcoming entrance hall and convenient cloakroom complete the ground floor. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom. The principal bedroom features a sleek ensuite, while the second and fourth bedrooms benefit from exceptional fitted wardrobes. The fourth bedroom can also be used as a home study/office.

Outside, a private driveway provides parking for two vehicles and direct access to a large single garage with an electric up and over door and side gate to the garden. The beautifully landscaped south-facing garden includes porcelain patio and pathways, lawn, and well-stocked borders, complemented by a remote-controlled awning for comfortable outdoor living.







Approximate Area = 1182 sq ft / 109.8 sq m

Garage = 215 sq ft / 19.9 sq m

Total = 1397 sq ft / 129.7 sq m

For identification only - Not to scale



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Normandy Way is located between Emsworth, Havant and Rowlands Castle. Nearby Havant has excellent day to day shopping facilities including a Waitrose, and a main line railway station, with services to London Waterloo. The picturesque village of Westbourne lies to the east with a church, doctors surgery and a locally renowned bakery whilst Emsworth, also nearby, on the upper reaches of Chichester Harbour with access to excellent coastal walks, is a bustling village with shops, pubs and restaurants, By road there are links to Chichester, Portsmouth and Petersfield via the A27, M27 and A3.

Tenure: Freehold

Council Tax band: E

EPC Rating: B

Management Estate Charge: Approximately £31.16 PM

- Four-Bedroom Detached House
- South Facing Garden
- Driveway and Garage
- Views Towards The Sea
- Kitchen, Diner & Snug Area
- Principal En-suite





Henry Adams - Emsworth

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.