



**Sutton Road, Waterlooville PO8 8QA**



**welcome to**

## **Sutton Road, Waterloo**

A link detached bungalow offering three bedrooms, ample off road parking, a garage and front and rear gardens. The property also benefits from having a conservatory. Situated in a popular location, this property needs to be viewing as soon as possible to avoid disappointment.

### **Entrance Porch**

Smooth ceiling. Smooth walls. Tiled floor. Double glazed door to front aspect. Door leading to rear garden and door leading to hallway.

### **Entrance Hall**

Textured ceiling. Smooth walls. Cupboard housing boiler. Storage cupboard. Radiator. Laminate flooring.

### **Lounge**

16' 8" x 12' 1" ( 5.08m x 3.68m )

Double glazed window to front aspect. and door to front Smooth walls, textured ceiling, electric fire, laminate floor. Radiator, telephone point, TV aerial point.

### **Kitchen**

10' 3" x 9' 5" ( 3.12m x 2.87m )

Part tiled walls and part wood panelled walls. Range of wall and base units with work surface over, incorporating single drainer sink unit. Built-in oven, gas hob with extractor over. Space and plumbing for washing machine, space for fridge/freezer. Laminate flooring. Door to hallway. Double glazed window to front aspect.

### **Conservatory**

10' 9" x 9' 8" ( 3.28m x 2.95m )

Smooth walls and double glazed construction with polycarbonate roof. Tiled floor. Double doors leading out to rear garden.

### **Bedroom One**

12' 2" x 9' 6" ( 3.71m x 2.90m )

Textured ceiling. Smooth walls. Fitted wardrobe units with over bed storage. Radiator. Door to en-suite. Double glazed window to rear aspect.

### **En-Suite Shower Room**

Suite comprising shower cubicle, low level WC and wash hand basin set over vanity unit. Part tiled walls. Radiator. Laminate floor. Double glazed window to side aspect.

### **Bedroom Two / Dining Room**

12' 1" x 11' 5" ( 3.68m x 3.48m )

Textured ceiling. Smooth walls. Radiator. Laminate flooring. Double glazed windows and door leading to conservatory.

### **Bedroom Three**

9' 10" x 7' 9" ( 3.00m x 2.36m )

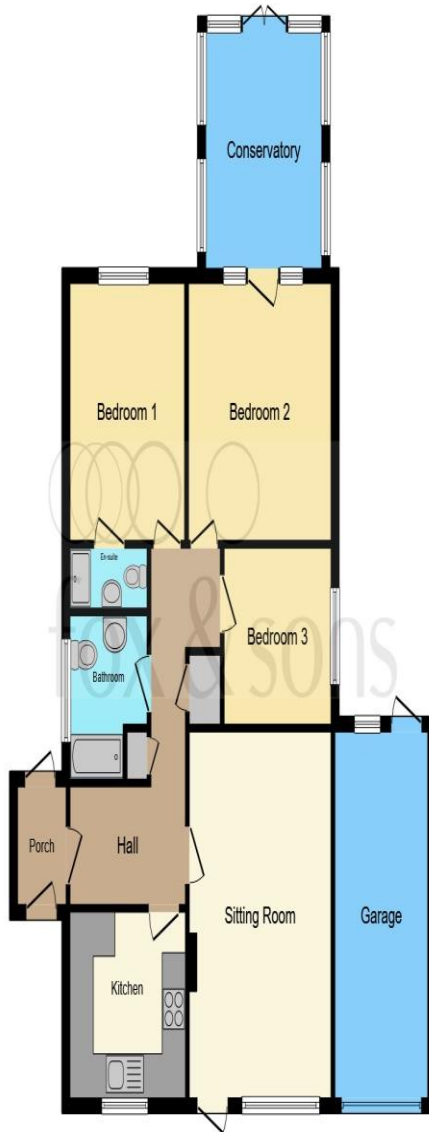
Textured ceiling. Smooth walls. Radiator. Laminate floor. Double glazed window to side aspect.

### **Bathroom**

Suite comprising panel enclosed bath with mixer tap and shower attachment over, low level WC and wash hand basin set over vanity unit. Part tiled walls. Heated towel rail. Laminate floor. Double glazed window to side aspect.

### **Outside**

To the front of the property is laid to lawn with driveway, providing off road parking for approx. Four cars, leading to the garage. To the rear of the property is an enclosed rear garden mainly laid to lawn, decked area with balustrade and patio. Personal door to garage and porch.



Total floor area 99.6 m<sup>2</sup> (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Sutton Road,**  
**Waterlooville**

- Council Tax Band: D
- Link Detached Bungalow
- Three Bedrooms
- Garage
- En- suite shower room to master bedroom

Tenure: Freehold EPC Rating: D

**£395,000**



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Property Ref:  
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