



**Cottonwood Close, Purbrook Waterlooville PO7 5JZ**





**welcome to**

## **Cottonwood Close, Purbrook Waterlooville**

Located within a quiet, private cul-de-sac, made up of only four properties and set back from the main road. This spacious link detached family home in the popular Purbrook location within Waterlooville. Please call us today on 02392262447 to arrange a viewing!

### **Open Plan Lounge**

13' 2" x 12' ( 4.01m x 3.66m )

Wooden front door. Double glazed to front elevation. Wooden shutters. Smooth ceiling. Spotlights. Smooth walls. Stairs rising to first floor level. Understairs storage. Tiled flooring. Under floor heating. door to WC.

### **Cloakroom W / C**

Double glazed to front elevation. Smooth ceiling. Smooth walls. Wall basin. Low level WC. Tiled flooring.

### **Kitchen / Diner**

16' 7" x 12' 5" ( 5.05m x 3.78m )

Double glazed to rear elevation. Smooth ceiling. Smooth walls. Wall and base units. Built in Fridge/Freezer, Washing Machine and Dishwasher. Roll top Granite counter. One and a half bowl ceramic sink and drainer unit. Gas hob. Tiled flooring. Under floor heating. Double glazed French doors to rear elevation.

### **Landing**

Smooth ceiling. Smooth walls. Radiator. Carpeted flooring. Doors to bedrooms One, Two, Three and Bathroom.

### **Bedroom One**

13' max x 12' 1" max ( 3.96m max x 3.68m max )

Double glazed to front elevation. Wooden shutters. Smooth ceiling. Smooth walls. Built in wardrobe. Radiator. Carpeted flooring.

### **En-Suite**

Double glazed to front elevation. Smooth ceiling. Part smooth part tiled walls. Walk-in shower cubicle. Wall basin. Low level WC. Radiator. Tiled flooring.

### **Bedroom Two**

9' 1" x 18' 6" ( 2.77m x 5.64m )

Double glazed to front and rear elevations. Wooden shutters. Roof window. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

### **Bedroom Three**

9' 4" max x 12' 5" max ( 2.84m max x 3.78m max )

Double glazed to rear elevation. Wooden shutters. Smooth ceiling. Smooth walls. Radiator. Built in wardrobe. Carpeted flooring.

### **Bathroom**

Double glazed to rear elevation. Smooth ceiling. Part smooth part tiled walls. Radiator. Bath and shower. Wall basin. Low level WC. Tiled flooring.

### **Front Garden**

Bricked paved driveway. Paved path to rear with pedestrian access.

### **Rear Garden**

Private wrap around garden. Laid to patio. Laid to lawn.

### **Garage**

Barn style doors. Power and lighting. uPVC door to rear elevation.



**Ground Floor**

**First Floor**

Total floor area 107.1 m<sup>2</sup> (1,152 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  
**Cottonwood Close,  
Purbrook Waterlooville**

- Well-presented Link-detached House
- Three Double Bedrooms
- Cul de sac Location (set back from the main road)
- Open Plan Lounge / Kitchen / Diner
- Large Rear Garden (backing onto fields)

Tenure: Freehold EPC Rating: C

**£450,000**



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Property Ref:  
WLV108773 - 0003

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