



Sutton Road, WaterlooVille PO8 8PU

welcome to

Sutton Road, Waterloo

This fabulous three bedroom semi-detached house in Sutton Road. Boasting a quiet road this property is sure to attract immediate interest.

Entrance Hall

uPVC front door. Double glazed to front and side elevation. Textured ceiling. Smooth walls. Radiator. Carpeted flooring.

Cloakroom W / C

Skylight. Smooth ceiling. Part papered part panelled walls. Wall basin. Low level WC. Radiator. Laminate flooring.

Lounge

10' x 20' 1" (3.05m x 6.12m)

Double glazed to front elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Fireplace. Carpeted flooring. Double glazed sliding door to rear elevation.

Dining Room

8' 1" x 11' 6" (2.46m x 3.51m)

Double glazed to front elevation. Smooth ceiling. Coving. Wall papered walls. Radiator. Carpeted flooring.

Kitchen

11' 2" x 13' 2" (3.40m x 4.01m)

Double glazed to rear elevation. Textured ceiling. Part smooth part tiled walls. Wall and base units. Built in oven and hob. Space for appliances. Tiled flooring.

Utility Room

4' 6" x 6' 5" (1.37m x 1.96m)

Smooth walls. Smooth ceiling. Spotlights. Skylight. Tiled flooring. Wall and base units.

Conservatory

11' 11" max x 9' 8" max (3.63m max x 2.95m max)

uPVC roof. Double glazed to side and rear elevation. Smooth walls. Radiator. Tiled flooring. Double

glazed French door to side elevation.

Landing

Textured ceiling. Smooth walls. Airing cupboard. Carpeted flooring. Doors to Bedrooms One, Two and Bathroom.

Bedroom One

10' x 12' 2" (3.05m x 3.71m)

Double glazed to front elevation. Smooth walls. Coving. Wall papered walls. Radiator. Built in wardrobe. Carpeted flooring.

Bedroom Two

8' 2" x 12' 1" (2.49m x 3.68m)

Double glazed to front elevation. Textured ceiling. Coving. Smooth walls. Radiator. Built in storage. Carpeted flooring.

Bedroom Three

Double glazed to rear elevation. Textured ceiling. Coving. Part papered part panelled walls. Radiator. Built in storage. Carpeted flooring.

Bathroom

Double glazed to rear elevation. Smooth ceiling. Tiled walls. Radiator. B-shape bath and shower. Basin and low level WC built in vanity unit. Tiled flooring.

Front Garden

Bricked paved drive. Raised beds with flowers and shrubs. Solar panels.

Rear Garden

Laid to patio. Laid to lawn. Trees and shrubs. Solar panels.

Outbuilding

15' 4" x 7' 8" (4.67m x 2.34m)

Internal garage. Brick built. Up and over door. Concrete flooring. Power and lighting.



Ground Floor

First Floor

Total floor area 117.9 m² (1,269 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



welcome to
Sutton Road,
Waterlooville

- Three Bedroom Semi-detached House
- Off Road Parking & Integral Garage
- Open Plan Kitchen / Dining Room
- Dual Aspect Lounge with Sliding Patio Doors to Rear
- Downstairs Cloakroom & Utility Room

Tenure: Freehold EPC Rating: C

£360,000



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Property Ref:
WLV108830 - 0004

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