



**Bulls Copse Lane, Waterlooville PO8 9RA**

**welcome to**

## **Bulls Copse Lane, Waterloo**

This beautifully presented spacious family home is in the popular Horndean location offering a range of superb amenities and school catchments. This property is very unique and makes an idyllic family home. Call today to view.

### **Driveway**

Drop kerb access. Laid to shingle with off road parking for several vehicles. Gates with vehicle access to Carport and rear garden.

### **Front Garden**

Laid to lawn with a range of mature hedge and trees. Shingle path and access to rear.

### **Entrance Hall/Dining Room**

20' 7" x 6' 9" ( 6.27m x 2.06m )  
Double glazed door and windows to front elevation. Smooth ceiling. Coving. Smooth walls. Carpeted turn and rise stairs to first floor. Hardwood flooring. Double doors onto:

### **Kitchen / Diner**

10' 4" x 15' 3" ( 3.15m x 4.65m )  
Double glazed windows to dual elevation. Smooth ceiling. Spot lights. Coving. Textured walls Modern fitted kitchen comprising of wall and base units with contemporary rolled edge work surface over. Inset One and a half bowl sink and drainer unit with mixer tap. Oven and Five ring gas hob. Hood. Dishwasher. Breakfast bar. Radiator. Space for table and chairs. Tiled flooring. Door to:

### **Utility Room**

9' 4" x 4' 7" ( 2.84m x 1.40m )  
Double glazed door and window to rear elevation. Smooth ceiling. Ceiling lights. Coving. Smooth walls. Wall units. Work surface with space and plumbing for a range of appliances. Radiator. Tiled flooring.

### **Cloakroom**

Double glazed window to rear elevation. Smooth ceiling. Coving. Part smooth part tiled walls. Modern fitted cloakroom comprising of low level push button flush WC. Wash hand basin. Under stairs

storage cupboard.

### **Lounge**

11' x 20' 7" ( 3.35m x 6.27m )  
Double glazed French doors leading onto front garden. Smooth ceiling. Coving. Smooth walls. Feature log burner. Radiator. Hard wood flooring. Double doors to:

### **Family Room**

11' 3" x 14' 1" ( 3.43m x 4.29m )  
Double glazed window and French doors leading onto rear patio area. Smooth ceiling. Coving. Smooth walls. Built in furniture. Radiator. Carpeted flooring. (also used as Office space).

### **Landing**

Double glazed to rear elevation. Smooth ceiling. Smooth walls. Airing cupboard. Radiator. Carpeted flooring. Door to:

### **Shower Room**

8' 7" x 6' 5" ( 2.62m x 1.96m )  
Double glazed window to rear elevation. Smooth ceiling. Tiled walls. Recently modernised modern fitted shower room comprising of double shower with shower attachment. Wash hand basin with mixer tap set over vanity. Low level push button flush WC.

### **Bedroom Three**

11' 4" x 10' 3" ( 3.45m x 3.12m )  
Double glazed window to front elevation. Smooth ceiling. Smooth walls. Radiator. Laminate flooring.

### **Bedroom Four**

8' 1" x 11' 4" ( 2.46m x 3.45m )  
Double glazed to front elevation. Smooth ceiling. Loft access. Smooth walls. Radiator. Carpeted

flooring.

### **Bedroom Two**

11' 2" x 11' 8" ( 3.40m x 3.56m )  
Double glazed to front elevation. Smooth ceiling. Ceiling light fan. Built-in wardrobe. Radiator. Laminate flooring.

### **Family Bathroom**

7' 4" x 8' 5" ( 2.24m x 2.57m )  
Sky light. Smooth ceiling. Spot lights. Tiled walls. Recently fitted modern fitted bathroom comprising of roll edge bath with mixer tap and shower attachment. Low level push button WC set over vanity. Sink with mixer tap set over bathroom cabinets. Radiator.

### **Bedroom One**

11' 3" x 14' 7" ( 3.43m x 4.45m )  
Double glazed window. Two Skylights. Smooth ceiling. Ceiling light fan. Smooth walls. Built in wardrobe. Radiator. Hard wood flooring.

### **Rear Garden**

Fully enclosed landscaped rear garden. Double glazed allowing vehicle access. Pergola patio area. Lawned with raised hedge borders. Path to Log Cabin.

### **Garage**

Recently built. Multi-use Log Cabin with power and lighting. Double front opening doors.





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**  
**Bulls Copse Lane,**  
**Waterlooville**

- Detached Family Bungalow
- Horndean Location
- Large Driveway
- Four Bedrooms
- Garage

Tenure: Freehold EPC Rating: D

guide price

**£675,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV108842](https://fox-and-sons.co.uk/Property/WLV108842)



Property Ref:  
WLV108842 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**fox-and-sons.co.uk**