



**Lovage Way, Waterlooville PO8 0JG**

**welcome to**

## **Lovage Way, Waterlooville**

Situated at the end of a quiet residential cul-de-sac, this detached family home is situated with superb school catchments and easy access to A3 M.

### **Driveway**

Drop kerb access. Large end of road plot with ample off road parking.

### **Workshop / Storage**

Double glazed window and door. Power and lighting. (Previously a garage).

### **Entrance Hall**

Smooth ceiling. Coving. Smooth walls. Radiator. Carpeted flooring. Stairs to first floor. Door to:

### **Lounge**

13' 4" x 12' 4" ( 4.06m x 3.76m )

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

### **Cloakroom**

Double glazed to side elevation. Smooth ceiling. Smooth walls. Radiator. Pedestal wash hand basin. Low level push button flush WC.

### **Kitchen**

11' 1" x 9' 6" ( 3.38m x 2.90m )

Double glazed to side elevation. Smooth ceiling. Spotlights. Coving. Part smooth part tiled walls. Modern fitted kitchen comprising of wall and base units with contrasting rolled edge work surface. Inset one and a half bowl sink and drainer unit with mixer tap. Space and plumbing for appliances. Open plan layout.

### **Dining Room**

9' 7" x 9' 2" ( 2.92m x 2.79m )

Double glazed to rear elevation. Double glazed door to side elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Space for table and chairs.

### **First Floor Landing**

Double glazed to rear elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Stairs to second floor. Storage cupboard. Carpeted flooring. Door to:

### **Bathroom**

6' 1" x 8' 7" ( 1.85m x 2.62m )

Double glazed to front elevation. Smooth ceiling. Spot lights. Coving. Smooth papered walls. Four piece modern family bathroom. Bath with mixer tap. Shower cubicle with shower attachment. Pedestal wash hand basin. Low level push button flush WC. Radiator. Laminate flooring.

### **Bedroom One**

11' 7" x 11' 2" ( 3.53m x 3.40m )

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

### **Bedroom Two**

10' 1" x 11' 1" ( 3.07m x 3.38m )

Double glazed to rear elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Carpeted flooring.

### **Second Floor Landing**

Smooth ceiling. Smooth walls. Carpeted flooring. Door to:

### **Bedroom Three**

13' 5" x 13' 7" ( 4.09m x 4.14m )

Two sky lights. Smooth ceiling. Smooth walls. Eaves space storage. Radiator. Carpeted flooring. Door to:

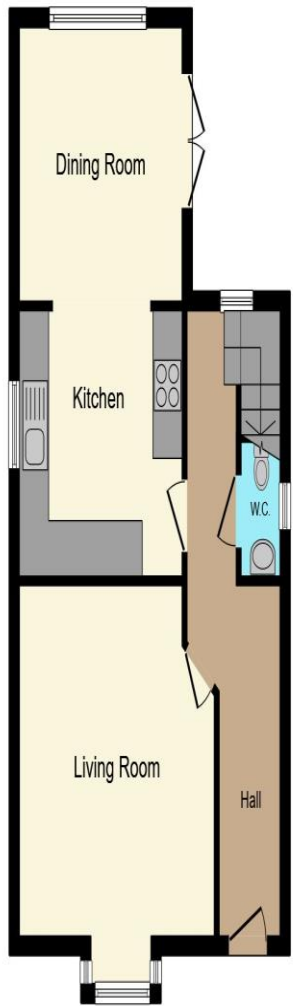
### **En-Suite**

Smooth ceiling. Spotlights. Low level WC. Wash hand basin. Vinyl flooring.

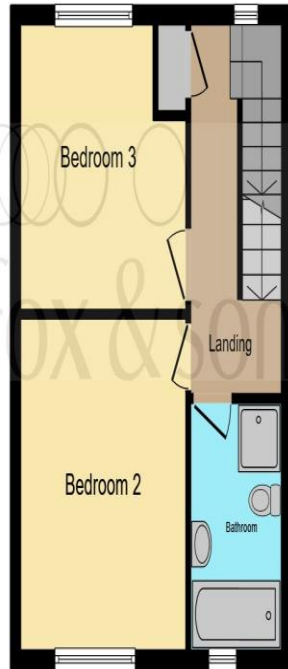
### **Rear Garden**

Fully enclosed rear garden with side pedestrian

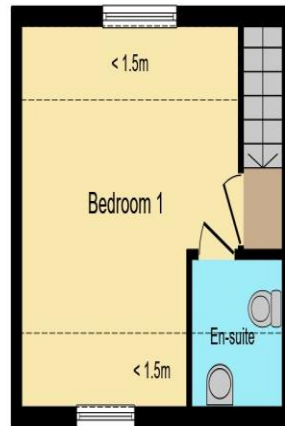
access. Laid to artificial lawn with shrub borders. Decked area.



**Ground Floor**



**First Floor**



**Second Floor**

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  
Lovage Way,  
Waterlooville**

- Three Bedrooms
- Large Driveway
- Cul-de-sac
- En-suite
- Cloakroom

Tenure: Freehold EPC Rating: C

**£425,000**



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**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](https://fox-and-sons.co.uk)