



The Boltons, WATERLOOVILLE PO7 5QR

welcome to

The Boltons, WATERLOOVILLE

Being set on a corner plot with large rear garden this property is sure to attract immediate interest. This fabulous extended four-bedroom semi-detached house in The Boltons. Located in a sought-after area of Crookhorn ideally situated for any family.

Entrance Hall

Double glazed window to front aspect. Coved and textured ceiling. Smooth walls. Carpeted flooring. Doors to lounge and bedroom four. Turn and rise staircase leading to first floor.

Bedroom One

14' 9" x 10' 10" (4.50m x 3.30m)

Double glazed windows to dual aspect. Coved and textured ceiling. Smooth walls with picture rail. Radiator. Carpeted flooring. Door to en-suite shower room.

En-Suite Shower Room

10' x 5' (3.05m x 1.52m)

Double glazed window to side aspect. Smooth coved ceiling. Smooth walls tiled to principal areas. Modern en-suite comprising of a walk-in shower, low level WC, bidet and wash hand basin set over vanity unit. Radiator. Laminate floor.

Lounge

21' 4" x 14' 9" (6.50m x 4.50m)

Double glazed window to front aspect. Coved and textured ceiling. Smooth walls. Carpeted flooring. Radiator. Gas fire in fireplace with surround. Double doors to:

Dining Room

9' 2" x 8' 6" (2.79m x 2.59m)

Double glazed patio doors leading to rear garden. Coved and textured ceiling. Smooth walls. Radiator. Space for table and chairs. Carpeted flooring.

Kitchen

18' 8" x 8' 6" (5.69m x 2.59m)

Double glazed window to rear aspect. Coved and textured ceiling. Smooth walls tiled to principal areas. Modern fitted kitchen comprising wall and

base units with contrasting work surface over, incorporating one and a half bowl single drainer sink unit with mixer tap over. Integral fridge/freezer, dishwasher, oven and four ring gas hob with extractor hood over. Space for table and chairs. Laminate flooring. Door to utility room.

Utility Room

10' 10" x 8' 9" (3.30m x 2.67m)

Double glazed window to rear aspect and double glazed door leading to rear garden. Coved and textured ceiling. Smooth walls tiled to principal areas. Base units with roll edge work surface over. Space for appliances.

First Floor Landing

Coved and textured ceiling. Smooth walls. Access to loft space. Carpeted flooring. Storage cupboard. Doors to:

Bedroom Two

12' 10" x 9' 2" (3.91m x 2.79m)

Double glazed window to rear aspect. Coved and textured ceiling. Smooth walls. Radiator. Built-in wardrobe. Carpeted flooring.

Bedroom Three

9' 10" x 8' 2" (3.00m x 2.49m)

Double glazed window to front aspect. Coved and textured ceiling. Smooth walls. Radiator. Built-in wardrobe. Carpeted flooring.

Bedroom Four

10' 2" x 8' 2" (3.10m x 2.49m)

Double glazed window to front aspect. Coved and textured ceiling. Smooth walls. Radiator. Carpeted flooring.

Bathroom

7' 10" x 5' (2.39m x 1.52m)

Double glazed window to rear aspect. Coved and textured ceiling. Smooth walls tiled to principal areas. Modern fitted bathroom comprising a panelled enclosed bath with shower attachment over, low level WC and pedestal wash hand basin.

Front

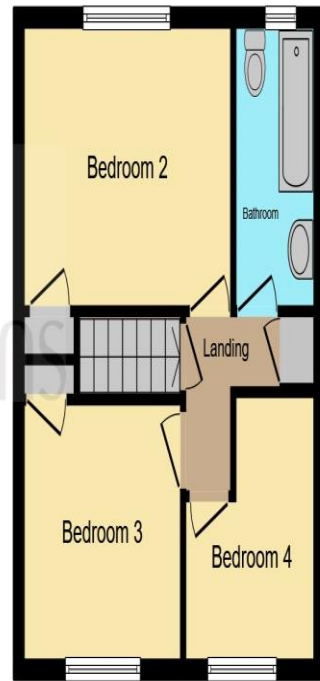
Brick paved driveway for multiple cars.

Rear

To the rear of the property is dropped kerb access leading to off road parking and access to the garage with up and over door. There is a fully enclosed rear garden, mainly laid to lawn with shrub borders, patio and decking. You can also access the rear garden through the garage.



Ground Floor



First 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



welcome to
The Boltons,
WATERLOOVILLE

- Four Bedroom
- Semi-detached House
- Garage
- Off Road Parking for Multiple Cars
- Downstairs Bedroom & En-suite Extension

Tenure: Freehold EPC Rating: D

£410,000



view this property online fox-and-sons.co.uk/Property/WLV108909



Property Ref:
WLV108909 - 0008

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.



023 9226 2447



Waterlooville@fox-and-sons.co.uk



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



fox-and-sons.co.uk