



Meadowsweet, Waterlooville PO7 8RS

welcome to

Meadowsweet, Waterlooville

Located in a quiet cul de sac this property is sure to gain a great deal of interest. This property is being offered with no forward chain. Located in a popular area, off of Grassmere Way, we are delighted to offer for sale this fabulous extended five-bedroom detached house in Meadowsweet.

Driveway

Drop kerb access with off road parking. Access to garage.

Garage

Up and over electric door. Textured ceiling. Smooth walls. Wall and base units with plumbing for appliances. Window and door to rear elevation.

Hallway

Double glazed door and window to front elevation. Textured ceiling. Coving. Smooth walls. Laminate flooring. Door to:

Dining Room

12' 9" x 8' 3" (3.89m x 2.51m)

Double glazed window and patio doors to rear elevation. Textured ceiling. Coving. Smooth walls. Radiator. Space for table and chairs. Laminate flooring.

Cloakroom

Textured ceiling. Smooth walls. Wash hand basin with mixer tap set over vanity. Low level push button flush WC.

Kitchen

11' 5" x 9' (3.48m x 2.74m)

Double glazed to rear elevation. Textured ceiling. Spot lights. Part smooth part tiled walls. Modern fitted kitchen comprising of wall and base units with contouring rolled edge work surface over. Four ring gas hob and hood. Dual oven. One and a half bowl sink and drainer unit with mixer tap. Space and plumbing for appliances. Radiator. Laminate flooring.

Lounge

14' 8" max x 14' 5" max (4.47m max x 4.39m max)

Double glazed to front elevation. Textured ceiling. Coving. Smooth walls. Carpeted turn and rise stairs to first floor. Radiator. Laminate flooring.

Entrance Porch

Door to front elevation. Textured ceiling. Smooth walls. Laminate flooring.

Landing

Texture ceiling. Loft access. Storage cupboard. Doors to:

Bedroom Four

8' 7" x 8' 9" (2.62m x 2.67m)

Double glazed to front elevation. Textured ceiling. Smooth walls. Radiator. Laminate flooring.

Bedroom Five

8' 2" x 6' 3" (2.49m x 1.91m)

Double glazed to front elevation. Textured ceiling. Smooth walls. Radiator. Built in storage cupboard. Laminate flooring.

Bedroom Two

10' 5" x 7' 8" (3.17m x 2.34m)

Double glazed to front elevation. Smooth ceiling. Coving. Smooth walls. Built in wardrobe. Radiator. Wood flooring.

Bedroom One

10' 2" x 13' 5" (3.10m x 4.09m)

Double glazed to side elevation. Textured ceiling. Coving. Smooth walls. Built in wardrobe. Radiator. Hard wood flooring. Door to:

En-Suite

Double glazed to rear elevation. Textured ceiling. Tiled walls. En-suite comprising of shower cubicle with shower attachment. Pedestal wash hand basin.

Low level WC. Radiator. Hard wood flooring.

Bathroom

Double glazed to rear elevation. Textured ceiling. Tiled walls. Modern fitted bathroom comprising of panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level push button flush WC. Radiator. Tiled flooring.

Bedroom Three

11' 1" x 7' 8" (3.38m x 2.34m)

Double glazed to rear elevation. Textured ceiling. Loft access. Smooth walls. Radiator. Laminate flooring.

Rear Garden

Fully enclosed. Rear pedestrian access. Mainly laid to lawn with shrub hedge borders. Patio area. Decked area.



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
Meadowsweet,
Waterlooville

- Extended Property
- Five Bedroom Detached House
- Driveway & Integral Garage
- Private Rear Garden
- En-suite to Master Bedroom

Tenure: Freehold EPC Rating: B

£450,000



view this property online fox-and-sons.co.uk/Property/WLV108915



Property Ref:
WLV108915 - 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



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



fox-and-sons.co.uk