



**Dell Close, Waterlooville PO7 5AY**

**welcome to**

## **Dell Close, Waterloooville**

A beautifully extended 3 bedroom semi-detached house with a roof terrace and fantastic outdoor space. The property also benefits from off road parking and a garage.

### **Entrance Porch**

Via double glazed door and window to front aspect. Laminate floor. Door to hall.

### **Hallway**

Laminate floor leading to lounge. Stairs leading to first floor.

### **Lounge**

15' 6" x 15' 6" ( 4.72m x 4.72m )

Double glazed window to front aspect. Radiator, bio oil ethanol fireplace, under stairs storage, laminate floor.

### **Kitchen / Diner**

22' 11" x 10' ( 6.99m x 3.05m )

Laminate floor, radiator, space for table and chairs. Built-in dishwasher, wine chiller, fridge/freezer and oven with induction hob. Cooker hood, one and a half bowl sink with mixer tap over. Double glazed window to rear aspect, door leading to rear garden. Door to utility room.

### **Utility Room**

5' 6" x 5' 4" ( 1.68m x 1.63m )

Work surface, storage space, space for appliances. Door to downstairs cloakroom.

### **Cloakroom**

Double glazed window to rear aspect. Low level WC and wash hand basin.

### **First Floor Landing**

#### **Bedroom One**

13' 8" x 9' 1" ( 4.17m x 2.77m )

Double glazed window to front aspect. Built-in wardrobe, radiator.

#### **Bedroom Two**

10' 4" x 9' 6" ( 3.15m x 2.90m )

Double glazed sliding door to roof terrace. Built-in wardrobes, radiator.

#### **Roof Terrace**

10' x 9' ( 3.05m x 2.74m )

Security glass to all three sides. Decked floor with space for garden furniture.

#### **Bedroom Three**

10' 9" x 6' 2" ( 3.28m x 1.88m )

Double glazed window to front aspect. Radiator, built-in storage.

#### **Bathroom**

Double glazed window to rear aspect. Panel enclosed bath with shower over, vanity wash hand basin, radiator, laminate floor, tiled to principal areas.

### **Separate Toilet**

Double glazed window to side aspect. Low level WC.

### **Outside**

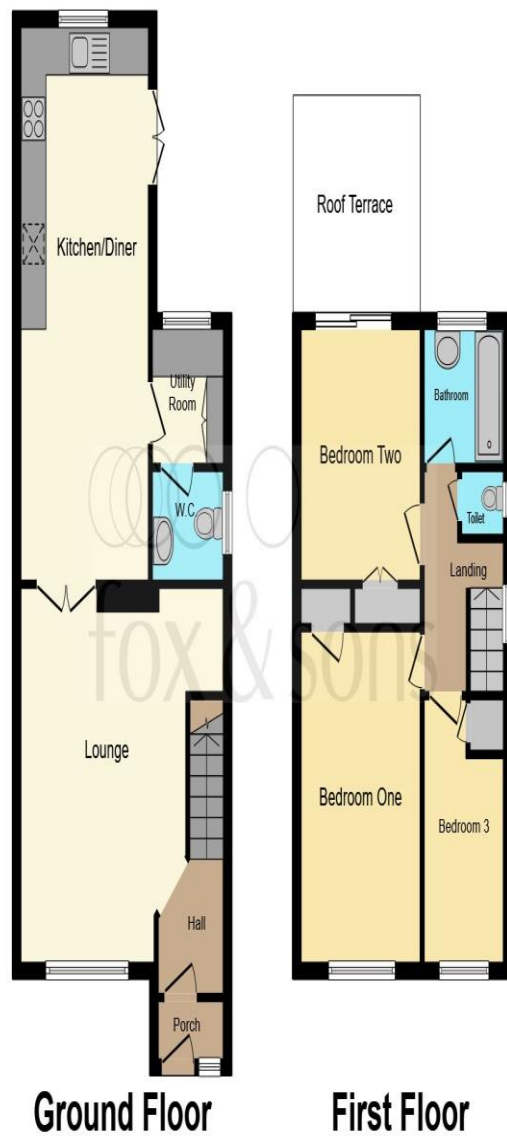
#### **Front Garden**

Laid to lawn with pathway leading to front door.

#### **Rear Garden**

Tiered, landscaped garden with astro turf and decking. Wooden shed.

### **Garage In A Block**



**Ground Floor**

**First Floor**

Total floor area 91.6 m<sup>2</sup> (986 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](http://www.focalagent.com)



**welcome to**  
**Dell Close,**  
**Waterlooville**

- Extended 3 Bed Semi Detached House
- Open Plan Kitchen/Diner
- Utility Room & Downstairs Cloakroom
- Tiered Landscaped Rear Garden
- Garage in a Block

Tenure: Freehold EPC Rating: D

**£370,000**



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