



Pump Lane, Waterloooville PO8 9TS

welcome to

Pump Lane, Waterloo

NO FORWARD CHAIN - Detached family home with three reception rooms, utility room, en-suite to the master bedroom and four double bedrooms. Large driveway for off road parking and double garage with electric up and over door.

Entrance Porch

Via front door with double glazed window to the side. Skylight, personal door to garage and door to entrance hall.

Entrance Hall

Stairs leading to first floor. Doors to cloakroom, reception room, dining room and lounge. Radiator.

Cloakroom

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

Integral Garage

19' 4" max x 18' 8" max (5.89m max x 5.69m max)
Electric up and over door, cupboard units, power and light. Personal door to porch.

Lounge

19' max x 14' 3" max (5.79m max x 4.34m max)
Double glazed windows to rear aspect and double glazed sliding patio door to garden. Coal effect gas fire set in fireplace with hearth and mantel over, Two radiators.

Dining Room

13' 1" max x 9' 10" (3.99m max x 3.00m)
Double glazed box bay window to rear aspect. Radiator, door to kitchen.

Kitchen

10' 9" x 10' 9" (3.28m x 3.28m)
Double glazed window to rear aspect. Range of wall and base cupboards and drawers with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Built-in oven and grill, gas hob with extractor hood over. Radiator, spotlights to ceiling, vinyl flooring. Open doorway to reception room.

Reception Room

10' 5" x 7' 10" (3.17m x 2.39m)
Double glazed sliding patio doors to garden. door to utility room.

Utility Room

7' 10" x 5' 10" (2.39m x 1.78m)
Double glazed window to side aspect and door leading to front garden. Sink unit with mixer tap over, wall mounted boiler. Space for washing machine and dryer, space for fridge/freezer.

First Floor Landing

Galleried landing with storage cupboards, radiator, skylight and doors to:

Bedroom One

15' 5" max x 13' 9" max (4.70m max x 4.19m max)
Restricted head height with double glazed window to front aspect and two sky lights. Built-in wardrobe and dresser unit, radiator. Door to en-suite.

En-Suite Shower Room

Double glazed window to side aspect. Four piece suite comprising low level WC, bidet, pedestal wash hand basin and shower cubicle. Radiator.

Bedroom Two

14' max x 10' 9" max (4.27m max x 3.28m max)
Restricted head height with double glazed window to front aspect. Storage space, radiator.

Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m)
Double glazed window to rear aspect. Storage space, radiator.

Bedroom Four

10' 5" x 7' 9" (3.17m x 2.36m)
Double glazed window to rear aspect. Storage space, radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising corner bath, low level WC, bidet and wash hand basin set over vanity unit. Mainly tiled walls.

Outside

Front

To the front of the property is a driveway, providing off road parking for several cars. Entrance to garage and gate leading to garden.

Rear Garden

The rear garden is low maintenance with patio, mature shrubs and shingled areas. Greenhouse.



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
Pump Lane,
Waterlooville

- NO FORWARD CHAIN
- Spacious Four Bedroom Detached House
- Large Driveway & Double Garage
- Three Reception Rooms
- En-Suite to Master Bedroom

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£600,000



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fox & sons



023 9226 2447



Waterlooville@fox-and-sons.co.uk



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



fox-and-sons.co.uk