



Barncroft Way, Havant PO9 3AL

welcome to

Barncroft Way, Havant

Spacious semi detached house offering a sitting room, open plan kitchen/diner, cloakroom and utility room to the ground floor, with three bedrooms and a family bathroom upstairs. The garden offers a summer house, currently being used as a gym and there is ample space for parking on the driveway.

Entrance Porch

Via front door. Radiator. Door to entrance hall.

Entrance Hall

Carpet flooring, radiator. Stairs leading to first floor, storage cupboard. Doors to cloakroom, sitting room and dining room.

Cloakroom

Double glazed window to side aspect. Low level WC, wash hand basin.

Sitting Room

13' 1" x 9' 10" (3.99m x 3.00m)

Double glazed window to front aspect. Radiator, carpet flooring, feature electric fire with hearth. Door to dining room.

Dining Room

10' 10" x 8' 11" (3.30m x 2.72m)

Open plan kitchen/diner. Tiled floor, two radiators, double glazed door and window to rear garden. Storage cupboard, door to utility room.

Kitchen

16' 10" x 10' 10" (5.13m x 3.30m)

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. Breakfast bar, Space for range style oven with extractor hood over, space for dishwasher, space for American style fridge / freezer.

Utility Room

6' 1" x 5' 1" (1.85m x 1.55m)

Tiled floor, radiator, one and a half bowl sink unit. Space for washing machine and tumble dryer.

First Floor Landing

Bedroom One

10' x 11' 1" (3.05m x 3.38m)

Double glazed window to front aspect. Carpet flooring, radiator.

Bedroom Two

13' 1" x 8' 11" (3.99m x 2.72m)

Double glazed window to rear aspect. Carpet flooring, radiator.

Bedroom Three

10' 1" x 6' (3.07m x 1.83m)

Double glazed window to front aspect. Carpet flooring, radiator.

Bathroom

Double glazed window to rear aspect. Fully tiled walls and floor, corner bath with shower over, pedestal wash hand basin and low level WC. Vertical radiator.

Outside

Front

Block paved driveway, proving parking for several cars. Side pedestrian access to rear garden.

Rear Garden

Enclosed by panel fencing with patio area and laid to lawn. Wooden summer house (currently used as a gym). Shed.



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



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Barncroft Way,
Havant

- Spacious Semi Detached House
- Three Bedrooms
- Open Plan Kitchen / Diner
- Utility Room
- Cloakroom

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

guide price
£350,000



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