



**Fir Copse Road, Waterloooville PO7 5HZ**

**welcome to**

## **Fir Copse Road, Waterloo**

NO ONWARD CHAIN - A beautifully renovated home with some great features. Four bedrooms, two en-suites, garage, off road parking and an amazing rear garden. This property has to be viewed to be appreciated.

### **Entrance Hall**

Via door at the side of the property. Smooth walls, smooth ceiling, carpet flooring. Stairs leading to first floor.

### **Kitchen / Diner / Lounge**

29' 3" x 14' 5" ( 8.92m x 4.39m )

Open plan living space with bi-fold doors leading to the rear garden and double glazed sky light. Two radiator, smooth walls, smooth ceiling. Range of wall and base units with roll edge work surface over, incorporating one and a half bowl sink unit with mixer tap over. Electric hob, two built-in ovens side by side. Built-in fridge/freezer and dishwasher. Larder cupboard. Click flooring.

### **Bedroom Three**

13' 8" x 11' 9" ( 4.17m x 3.58m )

Double glazed bay window to front aspect. Smooth walls, smooth ceiling, carpet flooring, radiator.

### **Bedroom Four**

9' 8" x 8' 9" ( 2.95m x 2.67m )

Double glazed window to front aspect. Smooth walls, smooth ceiling, carpet flooring, radiator. Built-in cupboard which serves as a wardrobe and houses the electrics.

### **Shower Room / Utility**

8' 8" x 7' 3" ( 2.64m x 2.21m )

Double glazed window to side aspect. Shower cubicle with rainfall shower head and separate hand held shower, low level WC with push button flush and wash hand basin set over a vanity unit with mixer tap over. Click in flooring, heated towel rail, tiled walls, smooth ceiling. Space for washing machine, wall mounted combi boiler.

### **First Floor Landing**

Double glazed window to side aspect. Smooth walls, smooth ceiling, carpet flooring.

### **Bedroom One**

13' 1" x 10' 7" ( 3.99m x 3.23m )

Double glazed patio doors leading to a Juliet balcony overlooking the rear garden. Smooth walls, smooth ceiling, carpet flooring, radiator. Built-in wardrobes.

### **En-Suite Shower Room**

Double glazed window to rear aspect. Walk-in shower with rainfall shower head and separate hand held shower, low level WC with push button flush and wash hand basin over vanity unit with mixer tap over. Under floor heating, heated towel rail, tiled walls, smooth ceiling, click flooring.

### **Bedroom Two**

14' x 10' 4" ( 4.27m x 3.15m )

Three Velux double glazed windows to front aspect. Smooth walls, smooth ceiling, carpet flooring, radiator. Built-in wardrobes.

### **En-Suite Bathroom**

Double glazed Velux window to front aspect. Panel enclosed bath with mixer tap over, low level WC with push button flush and wash hand basin with mixer tap over. Under floor heating, heated towel rail, smooth walls tiled to principal areas, smooth ceiling, click flooring.

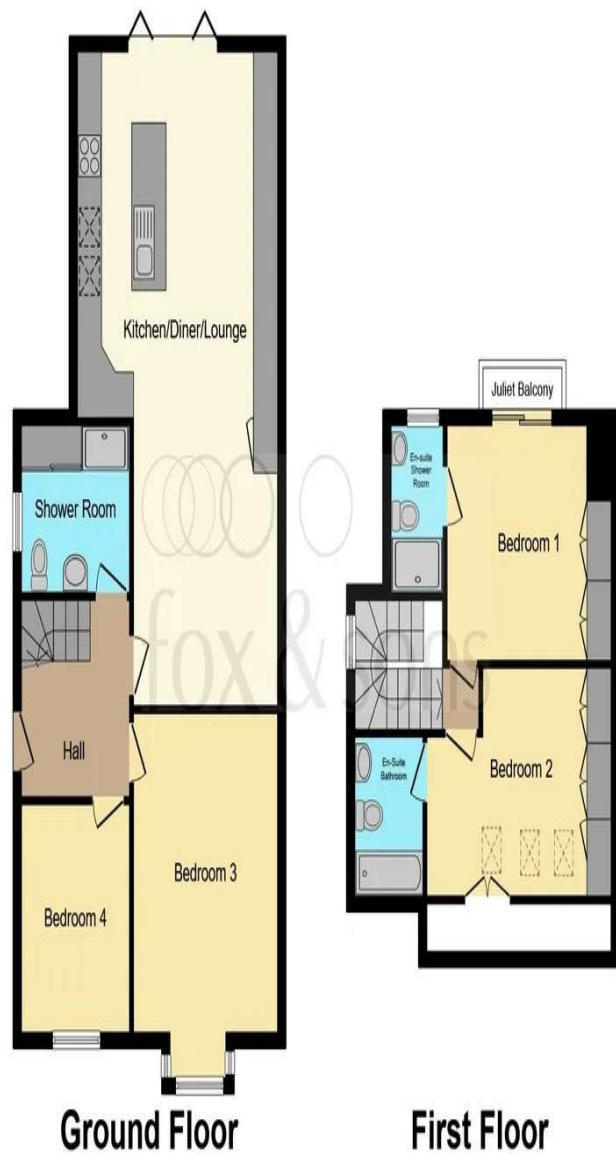
### **Outside**

To the front of the property is a driveway providing off road parking for several cars, leading to the detached garage. Side pedestrian access to rear garden. To the rear of the property is a fully enclosed tree lined, tiered rear garden mainly laid to lawn and patio.

### **Garage**

20' 2" x 9' 1" ( 6.15m x 2.77m )

Double door to the garage with power and light. Space for tumble dryer.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





**welcome to**  
**Fir Copse Road,**  
**Waterlooville**

- NO ONWARD CHAIN
- Four Double Bedrooms
- Vast Rear Garden
- Detached Garage & Off Road Parking for Multiple Cars
- Two En-Suites Upstairs

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

offers in excess of  
**£465,000**



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