



**Sutton Road, Waterlooville PO8 8PU**

fox & sons

## welcome to

### Sutton Road, Waterlooville

Renovated three bed semi-detached home with private driveway, garage, spacious garden, modern kitchen and stylish bathroom. Close to schools, transport and amenities - ideal for families or first-time buyers.

#### **Entrance Hall**

Double glazed window to side aspect. Stairs leading to first floor. Through to lounge.

#### **Lounge**

14' 11" x 13' 5" ( 4.55m x 4.09m )

Double glazed window to front aspect. Feature fireplace with hearth and mantel over, laminate flooring, radiator. Through to kitchen/diner.

#### **Kitchen / Diner**

17' 9" x 9' 1" ( 5.41m x 2.77m )

Double glazed windows to rear aspect. Door to rear garden. Range of cupboards and drawers with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Built-in oven, microwave and gas hob. Space for dishwasher and American style fridge/freezer. Laminate flooring.

#### **First Floor Landing**

Storage cupboard. Doors to:

#### **Bedroom One**

11' 11" x 9' 10" ( 3.63m x 3.00m )

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

#### **Bedroom Two**

12' x 8' 1" ( 3.66m x 2.46m )

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

#### **Bedroom Three**

9' 3" x 6' 6" ( 2.82m x 1.98m )

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

#### **Bathroom**

8' 7" x 5' 7" ( 2.62m x 1.70m )

Double glazed window to rear aspect. Panel enclosed bath with shower over, pedestal wash hand basin and low level WC. Laminate flooring, radiator.

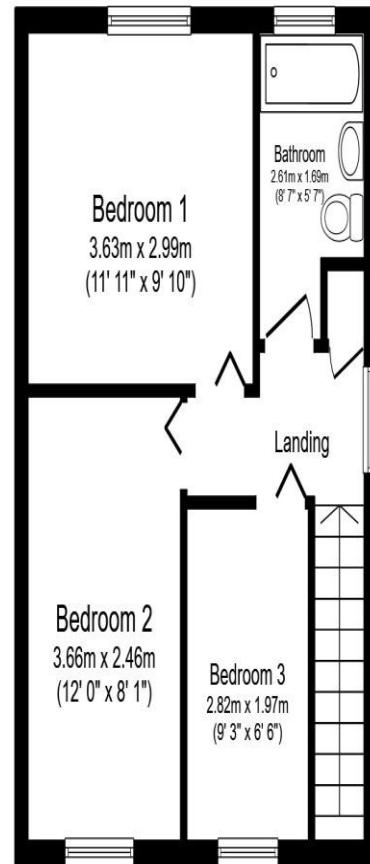
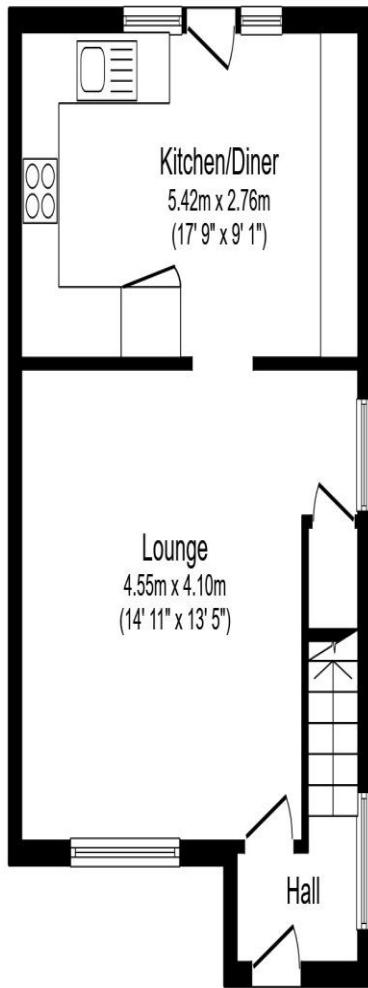
#### **Outside**

##### **Front**

Laid to lawn with concrete driveway, providing off road parking.

##### **Rear Garden**

Enclosed by panel fencing, laid to lawn with patio area and garden shed. Access to garage providing storage space.



Total floor area 76.4 m<sup>2</sup> (822 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.propertybox.io](http://www.propertybox.io)



welcome to  
**Sutton Road,  
Waterlooville**

- Three Bedrooms
- Recently Renovated
- Private Driveway
- Separate Garage
- Spacious Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£350,000**



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Property Ref:  
WLV109488 - 0003

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