



9 Lovedean Lane, Lovedean, Hampshire, PO8 8HH

TOWN & COUNTRY
SOUTHERN



An Extended Detached Family Home
Four Bedrooms & Two Reception Rooms
Extensive Car Parking Facilities &
Large Garage
Enclosed Rear Garden / Popular
Residential Location

An extended, four-bedroom detached family home which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, commutable road links, schools and recreation grounds. The accommodation is arranged over two floors and comprises: porch, hallway, bedroom with en-suite

shower room, cloakroom, dining room, sitting room, utility room and kitchen / breakfast room on the ground floor with three bedrooms, one having an en-suite bathroom and walk-in wardrobe / dressing room as well as a family bathroom on the first floor. Being set back from the road via a deep driveway with off parking

for numerous cars, side pedestrian access, a large, detached garage and an enclosed rear garden, gas fired central heating, double glazing and fitted floor coverings throughout, early internal viewing of this detached family home is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE: Brick retaining wall with pillars leading to large shingle driveway providing extensive vehicular and pedestrian access, to left hand side of the property is an extended driveway leading to the garage, to the right hand side is a further gated entrance, double glazed main front door leading to:

PORCH: Frosted glazed panel, cloaks hanging area, internal glazed door leading to:

HALLWAY: Radiator, ceiling coving, balustrade staircase rising to first floor, doors to primary rooms, central heating control switch, built-in airing cupboard with pressurised hot water cylinder (not tested).

BEDROOM 2: 12'7" x 12'0" Double glazed window to front aspect overlooking the driveway, radiator, ceiling coving, door to:

EN-SUITE SHOWER ROOM: Shower cubicle with sliding panelled door, pedestal wash hand basin with tiled splashback, low level w.c., tiled flooring, radiator, double glazed frosted window to side aspect, extractor fan, ceiling spotlights and coving.



CLOAKROOM: Low level w.c., wall mounted wash hand basin with tiled splashback, tiled flooring, radiator, extractor fan, ceiling spotlights.

DINING ROOM: 12'0" x 11'0" Double glazed window to front aspect, radiator, ceiling coving, panelled door.

SITTING ROOM: 20'6" x 13'11" decreasing to 11'0" at narrowest point. Twin double glazed doors with matching panels to either side overlooking rear garden, ceiling coving, radiator.

UTILITY ROOM: 6'7" x 5'1" Work surface, space and plumbing for washing machine, single drainer sink unit with mixer tap, double glazed frosted window to side aspect, wall mounted Potterton boiler supplying domestic hot water and central heating (not tested), wood laminate flooring, radiator, electric consumer box, ceiling spotlights.

KITCHEN: 15'8" decreasing to 9'3" x 14'0" decreasing to 9'10" L shaped, comprehensive range of matching wall and floor units, inset single drainer stainless steel sink unit with mixer tap, integrated dishwasher with matching door, range of storage cupboards, inset Bosch four ring gas hob with extractor hood, fan and light over, range of drawer units, eye-level double oven and grill with storage cupboards over and under, integrated fridge and freezer with matching doors, peninsular style breakfast with cupboards under, ceiling spotlights and coving, space for American style fridge/freezer, tiled flooring, double glazed door with window to one side leading to rear garden.

FIRST FLOOR: Landing with balustrade, radiator, doors to primary rooms.

BEDROOM 1: 15'5" x 10'0" Double glazed window to rear aspect with far reaching views over roof tops, radiator, door to en-suite bathroom, door to dressing room, measurements taken from approximately 3'4" off floor level with eaves to rear ceiling restricting headroom.

DRESSING ROOM: 6'6" x 5'3" Open hanging rails, storage drawers, panelled door.

EN-SUITE BATHROOM: White suite comprising: panelled bath with mixer tap and shower attachment, tiled surrounds, radiator, low level w.c., pedestal wash hand basin with tiled splashback, skylight window, extractor fan, ceiling spotlights, eaves to front ceiling restricting headroom.

FAMILY BATHROOM: White suite comprising: panelled bath with hand grips, mixer tap and shower attachment, tiled splashback, extractor fan, ceiling spotlights, pedestal wash hand basin, low level w.c., radiator, skylight window tiled flooring, eaves to front ceiling restricting headroom.

BEDROOM 4: 11'2" x 10'7" measurements taken from approximately 3'0" off floor level with eaves to front aspect restricting headroom, skylight window, radiator, panelled door.

BEDROOM 3: 12'3" decreasing to 10'0" x 11'1" measurements taken from approximately 3'0" off floor level, double glazed dormer window to rear aspect overlooking garden with far reaching views over roof tops, radiator, panelled door, eaves to rear ceiling restricting headroom.

OUTSIDE: Directly to the rear of the property is a raised terrace with steps leading up to kitchen and living room and down to the primary lawned garden, the garden is enclosed by fence panelling with shrub borders.

DETACHED GARAGE: 26'0" x 13'5" Roller shutter door to front, fluorescent tube lighting, power points, side pedestrian door.

SUMMER HOUSE: 9'4" x 6'0" Wooden built, double doors with glazed panels and window to front aspect overlooking garden.

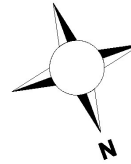
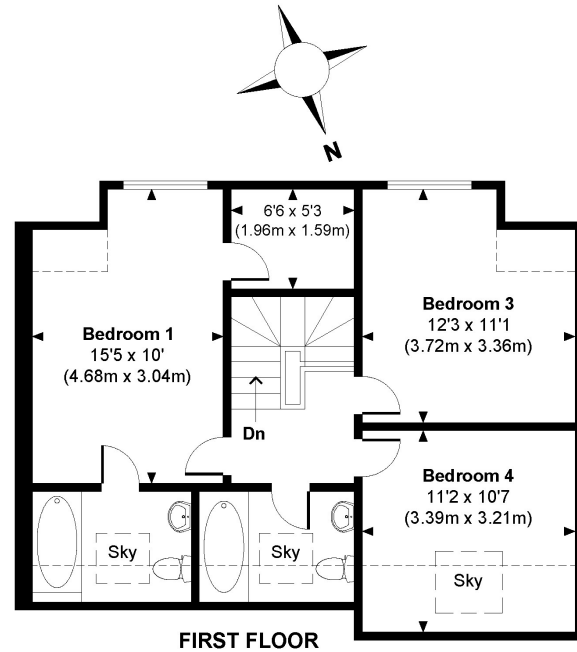
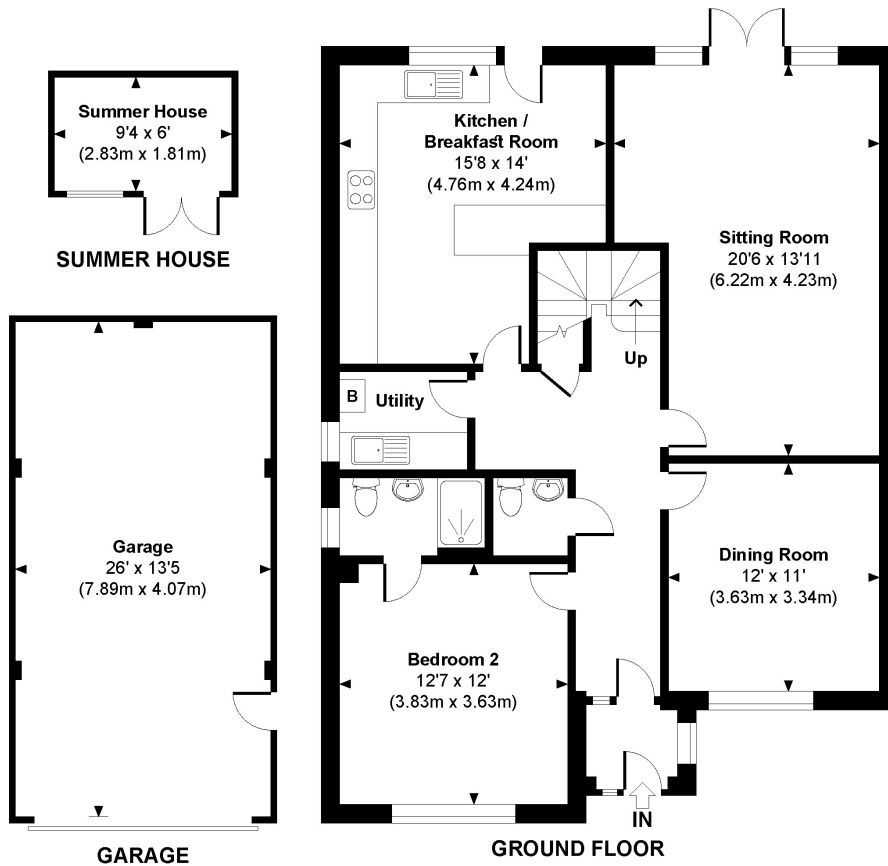
TO FIND THE PROPERTY: Travelling along the A3(M) in a northerly direction bear left at junction 2, taking the first exit at the roundabout onto the B2149 Dell Piece West, take the first exit at the roundabout then bear left at the traffic lights onto A3, take the third road on the right into Lovedean Lane where No.9 can be found a short distance along on the left hand side.



Lovedean Lane

Approximate Gross Internal Area
 Main House = 1635 Sq Ft / 151.92 Sq M
 Garage = 346 Sq Ft / 32.11 Sq M
 Summer House = 55 Sq Ft / 5.12 Sq M
 Total = 2036 Sq Ft / 189.15 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Address: 9 Lovedean Lane, WATERLOOVILLE, PO8 8HH
 RRN: 2546-3023-5209-6727-5200

Energy Rating

Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

71 (Current) | 83 (Potential)

England & Wales | EU Directive 2002/91/EC