



181 Hazleton Way, Horndean, Hampshire, PO8 9EB

TOWN & COUNTRY
SOUTHERN

- Freehold
- Council Tax Band D
- Four Bedroom Detached Family Home
- 23' Sitting / Dining Room
- Enclosed Rear Garden With Side Access
- Garage & Private Driveway
- No Forward Chain

A four-bedroom, detached family home which is situated in a popular residential location yet within easy access to commutable road links, local shopping amenities, bus routes and school catchments. The accommodation is arranged over two floors and comprises: porch, hallway, cloakroom, 23' opening plan sitting room incorporating dining area, kitchen / breakfast room and garage on the ground floor, four bedrooms and a family bathroom on the first floor. The property is offered with no forward chain, gas fired central heating, double glazing, a southerly facing rear garden, off road parking, garage and fitted floor coverings throughout, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

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 Dell Piece West, take the first exit at the next roundabout bearing left at the traffic light junction into Portsmouth Road, then first left into Hazleton Way where No.181 can be found a short distance along on the right-hand side.

ENTRANCE: Lowered kerb leading to brick paved driveway with low retaining walls manicured hedge to the front and border with shrubs and bushes, to the right-hand side of the property is a retaining wall and gateway to the rear garden, access to garage, double glazed main front door with frosted panel leading to:



PORCH: Double glazed frosted window to side aspect, tiled flooring, original wooden front door with frosted panels leading to:

HALLWAY: Wood laminate flooring, radiator, arched opening with staircase rising to first floor with large understairs storage cupboard, doors to primary rooms.

CLOAKROOM: Concealed cistern w.c., with shelf over and to one side, wash hand basin with mixer tap and cupboards under, ceramic tiled surrounds, double glazed frosted window to side aspect, tiled flooring, radiator, door to:

GARAGE: 15'9" x 8'5" Up and over door, high level gas and electric meters, double glazed window to side aspect, work bench with cupboards under, built-in storage cupboard, washing machine point, wall mounted boiler supplying domestic hot water and central heating (not tested), range of wall units.

SITTING / DINING ROOM: 23'2" x 13'0" decreasing to 9'6" at narrowest point.

Dining area: Double glazed window to front aspect overlooking driveway with radiator under, wood laminate flooring, ceiling coving.

Sitting area: Double glazed sliding patio door with full height panel to one side leading to rear garden, radiator, wall lights, ceiling coving, surround fireplace with matching inlay and hearth, matching flooring.

KITCHEN: 10'1" x 10'0" Range of matching wall and floor units with wooden work surface, inset 1½ bowl sink unit with mixer tap, space for dishwasher, ceramic tiled surrounds, double glazed window overlooking rear garden, radiator, matching flooring double glazed door leading to rear garden, range of drawer units, tall larder style unit, integrated fridge with matching door, inset four ring electric hob with oven under, extractor hood, fan and light over, ceiling spotlights and coving.

FIRST FLOOR: Landing, large double glazed frosted window to side aspect, radiator, staircase rising to primary landing.

PRIMARY LANDING: Ceiling coving, access to loft space, doors to primary rooms, built-in cupboard with range of shelving.

BEDROOM 2: 12'0" x 11'0" Double glazed window to front aspect with radiator under, ceiling coving, panelled door.

BEDROOM 3: 11'0" x 8'0" measurements do not include recessed area for door opening, double glazed window to rear aspect overlooking garden with radiator under, ceiling coving.

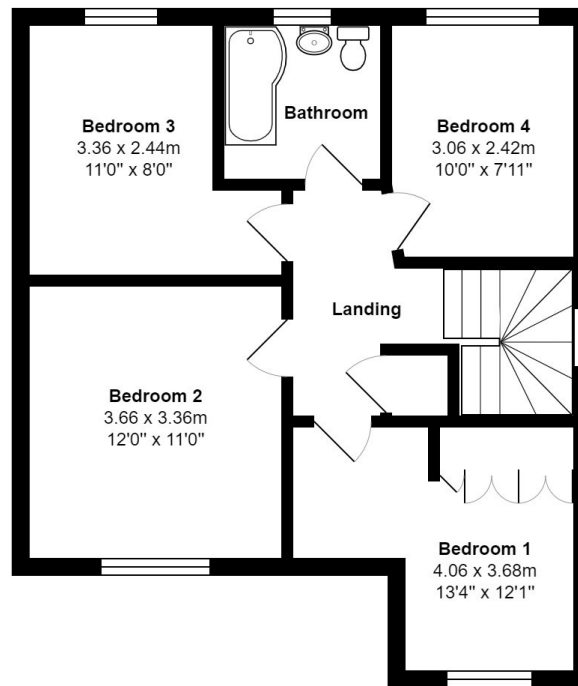
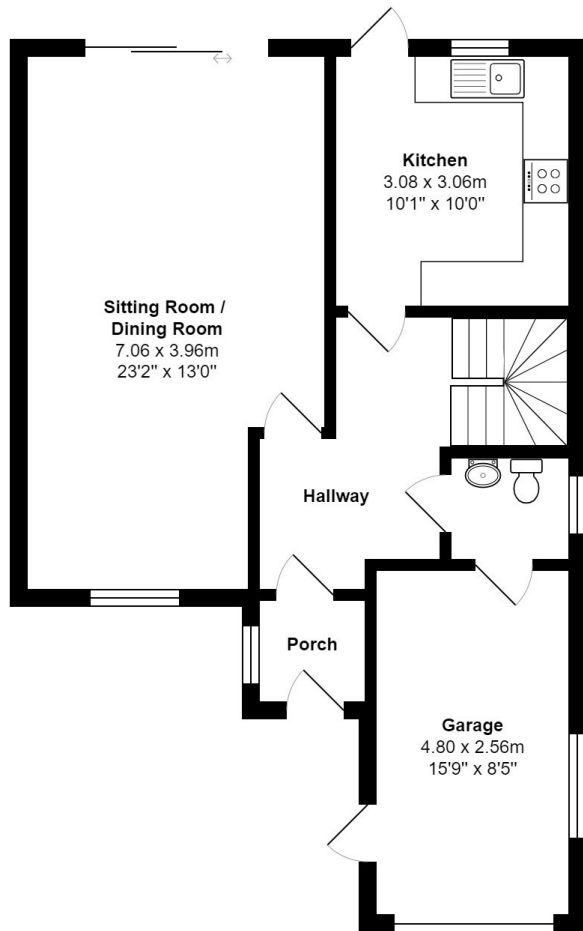
FAMILY BATHROOM: White suite comprising: P shaped panelled bath with telephone style chrome mixer tap and shower attached, curved shower screen and separate shower with drench style hood, shelving to one end of bath, wash hand basin with mixer tap, concealed cistern w.c., with shelf over, mirror, double glazed frosted window to rear aspect, heated towel rail, fully ceramic tiled to floor and walls, ceiling spotlights, extractor fan.

BEDROOM 4: 10'1" x 8'0" Double glazed window to rear aspect overlooking garden with radiator under, ceiling coving, panelled door.

BEDROOM 1: 13'4" maximum x 12'2" maximum. Double glazed dormer window to front aspect, access to loft storage eaves, radiator, range of built-in bedroom furniture including wardrobes with hanging space and shelving, two with mirror fronted doors, bedside cabinets and chest of drawers, textured ceiling with coving.

OUTSIDE: To the rear, accessible from the kitchen and sitting room is a large patio area leading to lawned garden, the garden is enclosed by fence panelling on all sides, mature shrubs, evergreens and bushes, cold water tap, lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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.

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