



35 Claire Gardens, Clanfield, Hampshire, PO8 0JH

TOWN & COUNTRY
SOUTHERN

- £539,000—Freehold
- A Modern 3 Bedroom Bungalow
- Family Bathroom & En-Suite Shower Room
- 14' Living Room & 18' Kitchen / Dining Room
- Double Garage & Off Road Parking

A modern, three bedroom detached bungalow which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, commutable road links and schools. The accommodation comprises: hallway, three bedrooms, the primary one having an ensuite shower room and a family bathroom, 14' living room with twin doors leading to a 18' open plan kitchen/dining room. The bungalow was built in 2022 and is offered with gas fired central heating, double glazing, an enclosed rear garden, an extended double garage, off road parking and fitted floor coverings throughout. Early internal viewing of this modern property is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: Travelling along the A3M in a northerly direction take exit 2 taking the third exit at the roundabout into Dell Piece East, at the roundabout take the first left onto the Havant Road B2149 proceed through the village of Horndean, continue onto A3 London Road under the A3M flyover, take the second exit at the roundabout continuing along London Road bear left onto the parallel London Road passing South Road on the left hand side, take the first left into Claire Gardens where No.35 can be found almost immediately on the right hand side.



ENTRANCE: Lowered kerb leading to brick paviour driveway with pillared opening leading to driveway with off road parking for numerous cars, shingle borders on both sides, external meter cupboards, high fencing and gateway leading to side garden, access to detached double garage, brick pillars with wooden supports leading to covered porch, Ring doorbell, double glazed main front door with frosted panels, leading to:

HALLWAY: Coir matted flooring, wired-in alarm system, access to loft space via extendable ladder, oak panelled doors to primary rooms, built-in double doored storage cupboard with shelving, electric consumer box, controls for central heating.

BEDROOM 1: 13'5" x 12'7" Double glazed window to front aspect overlooking driveway, controls for underfloor heating, door to:

EN-SUITE SHOWER ROOM: Corner shower cubicle with curved panelled doors, drench style hood and separate shower attachment, chrome heated towel rail, rectangular wash hand basin with mixer tap, drawers under and tiled splashback, mirror and light over, double glazed frosted glass window to side aspect, close coupled w.c., tiled flooring.

BEDROOM 2: 11'3" x 9'0" increasing to maximum 11'10" Double glazed window to side aspect, controls for underfloor heating.

BEDROOM 3: 11'3" x 7'0" Double glazed window to rear aspect, controls for underfloor heating.

BATHROOM: White suite comprising: panelled bath with mixer tap, shower over with drench style hood and separate shower attachment, ceramic tiled surrounds, glazed shower screen, double glazed frosted window to rear aspect with blind, close coupled w.c., rectangular wash hand basin with mixer tap and drawers under, mirror and light over, tiled splashback, chrome heated towel rail, tiled flooring.

LIVING ROOM: 14'10" x 13'0" Double glazed window to side aspect overlooking garden, controls for underfloor heating, wall mounted controls, ceiling spotlights, wired-in alarm, glazed panelled door leading to hallway, twin glazed panelled doors leading to:

KITCHEN / DINING ROOM: 18'0" x 15'0" Glazed panelled door leading to hallway, controls for underfloor heating, ceiling spotlights, wired-in alarm, comprehensive range of matching white fronted wall and floor units, inset Neff induction hob with pan drawers under and extractor hood, fan and light over, single drainer stainless steel sink unit with mixer tap, integrated Neff dishwasher with matching door, integrated washing machine and tumble dryer with matching doors, double glazed windows to front aspect overlooking garden and driveway, tall larder unit with range of shelving, eye-level Neff double oven and grill with storage cupboards over and under, integrated fridge and freezer with matching doors, one wall mounted cupboard housing boiler supplying domestic hot water and central heating (not tested), tiled flooring, central island with range of cupboards on one side and breakfast bar to the other, twin double glazed doors leading to garden.

OUTSIDE: The primary lawned garden is to the left-hand side of the property with a large patio area, the garden is enclosed by fence panelling with raised flowering borders, shrubs and bushes, external lighting and power points, rear shingle pathway, the patio wraps around the house, gate leading to driveway.

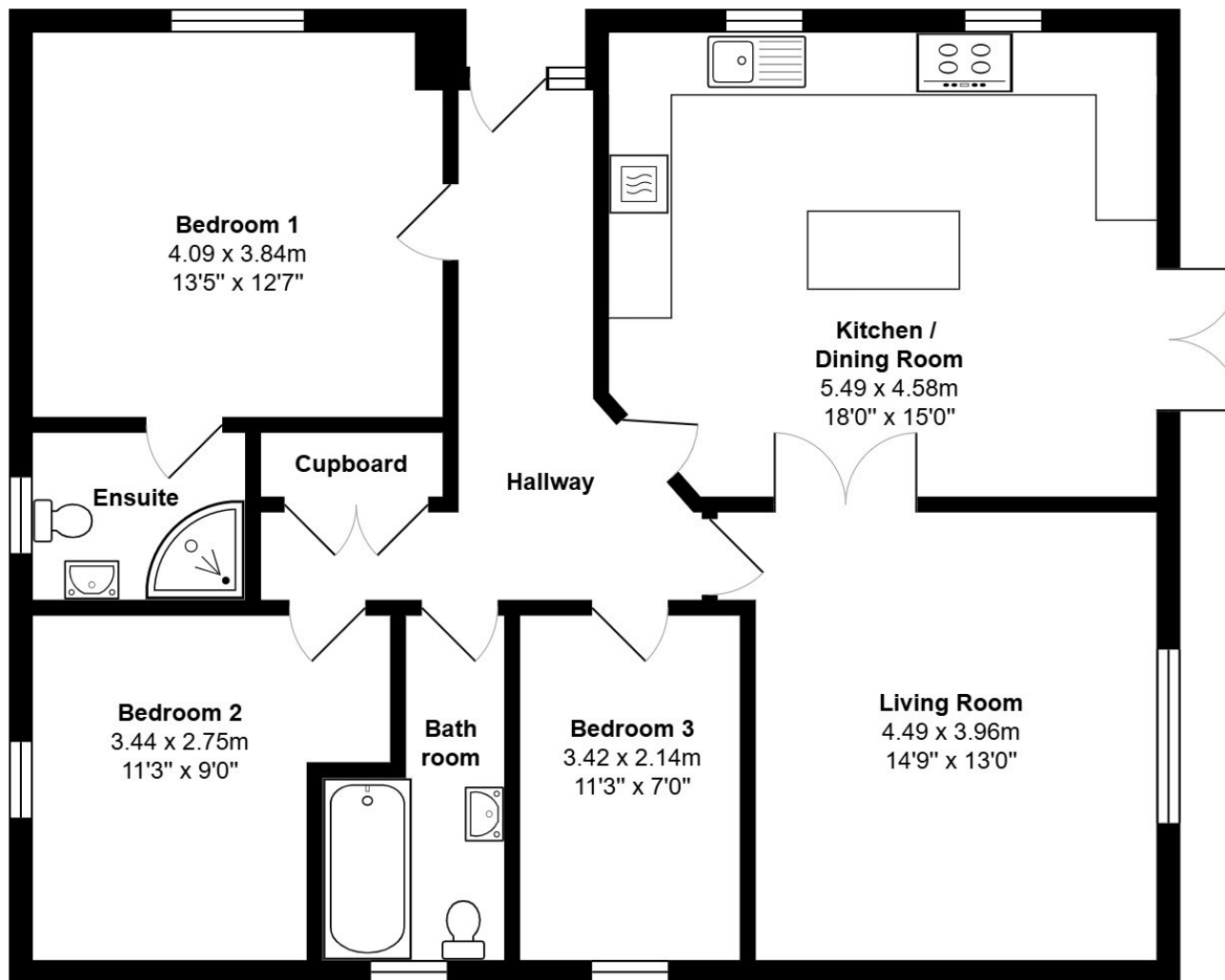
DETACHED DOUBLE GARAGE: 18'10" x 15'7" Remote control shutter up and over door, pitched roof, fluorescent tube lighting, power points, side pedestrian door and window leading to rear garden.

AGENTS NOTES: Council Tax Band D - Portsmouth City Council

Broadband – ASDL/FTTC/ Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))





Total Area: 104.0 m² ... 1120 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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