



20 Masons Avenue, Bedhampton, Hampshire, PO9 3FQ

TOWN & COUNTRY
SOUTHERN



A Modern Detached Four Bedroom Home
10 Year Building Warranty
Overlooking 'Green'
24' Open Plan Kitchen / Dining Room
En-Suite Shower Room & Family Bathroom

A Kirkdale style detached family home which is situated on a new estate, the property overlooks the communal 'green' and is set back from the road via a private driveway providing access to No.20 and the neighbouring property. The property is offered in excellent decorative order with a range of improvements including fitted wardrobes and floor coverings

throughout, this property is one not to be missed. The property comprises 1336 sq ft of living space and comprises: hallway, cloakroom, sitting room and open plan kitchen incorporating dining and seating area and utility room on the ground floor with four bedrooms, the primary one having an en-suite shower room and family bathroom on the first

floor. Having and an enclosed westerly facing rear garden, side pedestrian access, private driveway with off road parking, garage and also benefits from having the remainder of a ten year building warranty, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction, taking the newly created road into Forty Acres Way, then second left into Masons Avenue, bearing right into a private cul-de-sac where No.20 can be found on the right-hand side.

ENTRANCE: From the main road is a private brick paved driveway providing access to No.20 & 22, to the front is a lawned garden with maturing hedge and pathway, to the right hand side of the property is a driveway providing off road parking, external gas and electric meter boxes, side pedestrian access leading to rear garden and garage, black PVCu main front door with chrome furniture and glazed window over leading to:

HALLWAY: Balustrade staircase rising to first floor, double glazed window to front aspect with plantation shutter blinds, high quality herringbone design vinyl tiled flooring, radiator, doors to primary rooms, central heating control switch, built-in storage cupboard.



CLOAKROOM: Double glazed frosted window to front aspect with plantation shutter blind, close coupled w.c., pedestal wash hand basin with mixer tap and cupboard under, tiled splashback, radiator, matching flooring, door to built-in storage cupboard housing electric consumer box, controls for broadband and power points.

SITTING ROOM: 18'4" x 11'1" Double glazed bay window to front aspect with plantation shutter blinds overlooking communal gardens, radiator, panelled door.

KITCHEN INC. SEATING & DINING AREA: 24'0" x 12'7" decreasing to 10'0"

Dining & Seating area: Matching flooring, twin double-glazed doors with full height windows to either side leading to rear garden, radiator.

Kitchen: Comprehensive range of matching wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap and cupboards under, tall larder style unit incorporating fridge and freezer, integrated dishwasher with matching door, range of pan drawers, five ring gas hob with glass splashback, extractor hood, fan and light over, eye-level double oven and grill with storage cupboards over and under, tall larder unit, matching flooring, double glazed window to rear aspect with matching blinds, radiator, door to:

UTILITY ROOM: 7'0" x 5'0" Work surface with space and plumbing for washing machine and tumble dryer under, two wall mounted units, one housing boiler supplying domestic hot water and central heating (not tested), matching flooring, door to side

aspect with frosted double-glazed panel, radiator, panelled door.

FIRST FLOOR: Landing with balustrade, radiator, built-in airing cupboard with shelf, access to loft space, panelled doors to primary rooms.

BEDROOM 1: 13'5" x 13'4" Double glazed window to rear aspect overlooking garden with plantation shutter blinds, radiator, sliding double doored wardrobe to one wall with hanging space and shelving, door to:

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with sliding panelled door, extractor fan, double glazed frosted window to side aspect with plantation shutter blind, ceramic tiled surrounds, close coupled w.c., pedestal wash hand basin with mixer tap, mirror fronted medicine cabinet and shaver point, high quality vinyl tiled flooring, heated towel rail.

BEDROOM 2: 10'3" x 9'2" measurements do not include recessed area for door opening. Double glazed window to rear aspect overlooking garden with plantation shutter blinds, radiator, built-in sliding doored wardrobe to one wall with hanging space and shelving.

FAMILY BATHROOM: White suite comprising: panelled bath with mixer tap and separate shower over with folding shower screen, ceramic tiled surrounds, pedestal wash hand basin with mixer tap, close coupled w.c., double glazed window to side aspect with plantation shutter blinds, vinyl tiled effect flooring, heated towel rail.



BEDROOM 3: 11'3" x 10'0" Double glazed window to front aspect overlooking green with plantation shutter blinds, radiator, built-in triple doored wardrobe to one wall with hanging space and shelving.

BEDROOM 4: 12'0" x 8'10" Double glazed window to front aspect overlooking green with plantation shutter blinds, radiator, built-in storage cupboard over stairwell.

OUTSIDE: To the rear accessible from the family room area of the kitchen is a westerly facing lawned garden enclosed by painted fence panelling, the garden wraps round behind the garage, pathway to side pedestrian gate leading to car hardstanding to front of the garage.

DETACHED GARAGE: 21'4" x 10'8" Up and over door, pitched roof with high level beams and supports, lighting, electric car charging point, power points, to the front of the garage is parking for approximately two/three cars.

AGENTS NOTES:

Council Tax Band F – Havant Borough Council

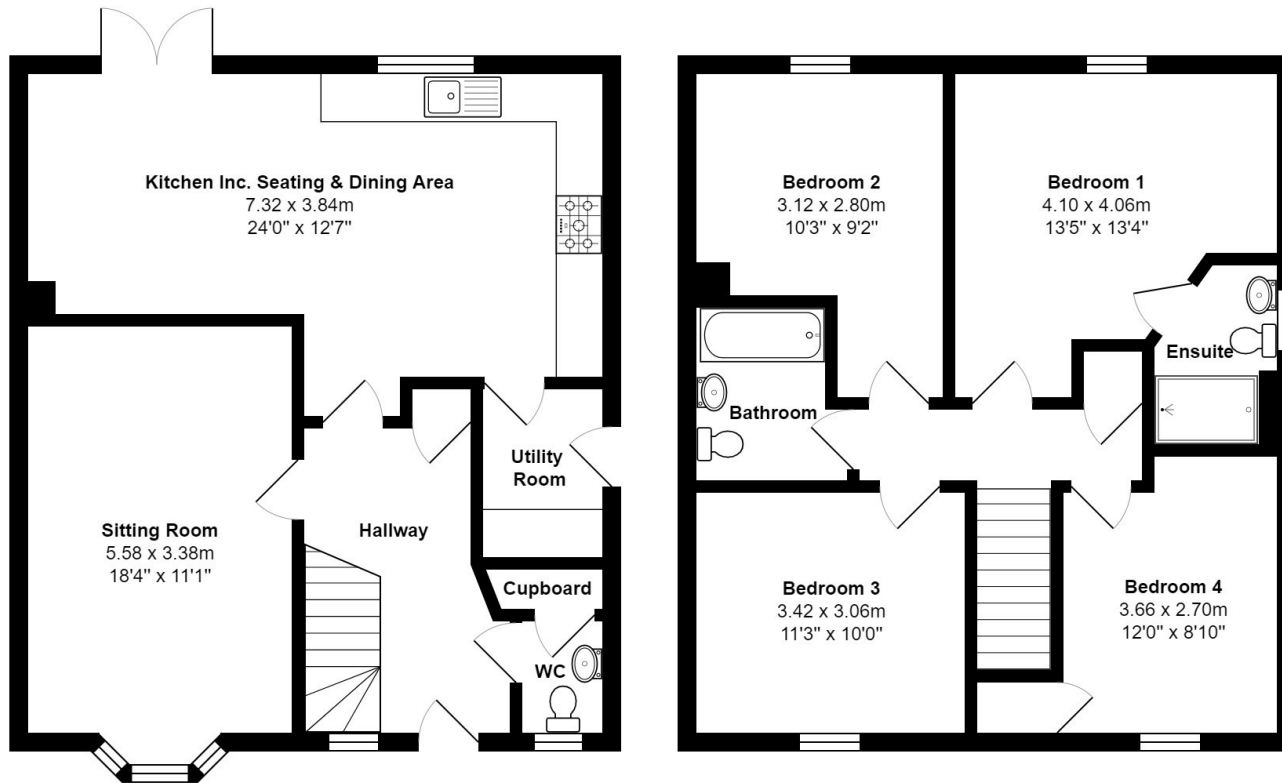
Broadband – FTTP [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))

COMMUNAL GROUNDS:

Maintenance cost to be advised.





Total Area: 124.1 m² ... 1336 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(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	
www.EPC4U.COM			

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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