



7 Widley Road, Cosham, Hampshire, PO6 2DS

TOWN & COUNTRY
SOUTHERN

- Freehold
- Council Tax Band F
- Four Bedroom Detached Family Home
- Open Plan 30' Kitchen / Dining Room
- Elevated Location
- Enclosed Westerly Facing Rear Garden
- Garage & Off Road Parking
- OIEO £600,000

A four-bedroom detached family home which is situated in a popular, elevated location yet within easy access of local shopping amenities, bus routes, commutable road links and in the catchment area for both Court Lane and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: hallway, living room, 30' open plan kitchen incorporating dining room, utility area, cloakroom and integral garage on the ground floor and four bedrooms, en-suite room (unfitted) and family bathroom on the first floor. Having a westerly facing rear garden, off road parking, a garage, double glazing and central heating, 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 a westerly direction taking the seventh road on the right-hand side into Burrell Avenue, then first left into Southdown Road, then right into Widley Road where No.7 can be found a short distance along on the left hand side.

ENTRANCE: Lowered kerb leading to brick paved driveway, side pedestrian access, to the left-hand side of the driveway is a lawned garden with brick retaining wall with blue bricks over, main front door with full height double glazed panels to either side leading to:



HALLWAY: 22'4" x 8'4" maximum. High quality vinyl flooring, radiator, ceiling spotlights and coving, balustrade staircase rising to first floor with understairs storage cupboard, further built-in storage cupboards, doors to primary rooms.

LIVING ROOM: 18'0" x 12'10" Double glazed window to front aspect overlooking garden, high double glazed windows to side aspect, ceiling coving and spotlights, square opening leading to dining room, oak panelled door, roll top radiator.

DINING ROOM OPENING TO KITCHEN: 30'6" overall x 10'9" increasing to maximum 14'5" incorporating utility area.

DINING ROOM: High quality vinyl flooring, tall contemporary style radiator, ceiling coving and spotlights, bi-folding double-glazed doors leading to rear garden, door to hallway.

KITCHEN: Divided by peninsular style breakfast bar divide, range of matching grey fronted wall and floor units, inset single drainer stainless steel sink unit with mixer tap, integrated dishwasher with matching door, range of pan drawers, inset Neff induction hob with extractor hood, fan and light over, space for free standing fridge/freezer with tall larder cupboards to either side, eye-level Neff double ovens with storage cupboards over and under, eye-level microwave, ceramic tiled surrounds and splashbacks, double glazed window to rear aspect overlooking garden, power points with USB ports, zoned lighting, ceiling spotlights and coving, matching flooring, square opening leading to:

UTILITY AREA: Work surface with washing machine point under, wall mounted units, tall larder style unit, door to cloakroom, double glazed door leading to rear garden.

CLOAKROOM: Low level w.c., extractor fan, ceiling spotlights, wash hand basin with mixer tap, mirror, tiled splashback, chrome heated towel rail.

FIRST FLOOR: Landing with balustrade, ceiling coving and spotlights, access to loft space via extendable ladder, doors to primary rooms, built-in storage cupboard with range of shelving.

BEDROOM 1: 16'2" x 11'4" Double glazed window to front aspect with radiator under, oak panelled door, ceiling coving, door to:

FORMER EN-SUITE: Plumbing for shower cubicle, w.c., and wash hand basin, double glazed frosted window to side aspect.

BEDROOM 2: 14'2" x 13'1" Double glazed dormer window to front aspect, access to loft storage eaves, oak panelled door, radiator.

BEDROOM 3: 14'1" x 10'10" Double glazed window to rear aspect overlooking garden, built-in cupboard with hanging space and shelf, radiator, ceiling coving, oak panelled door.

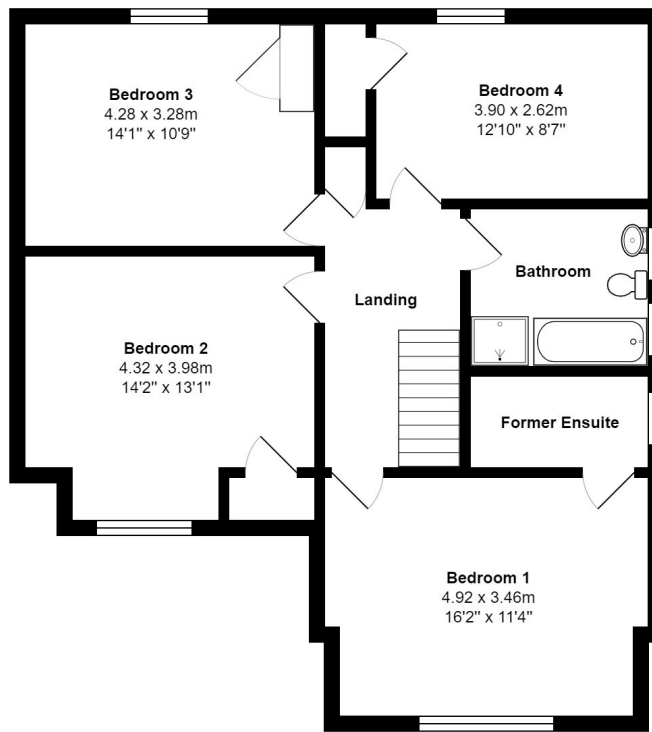
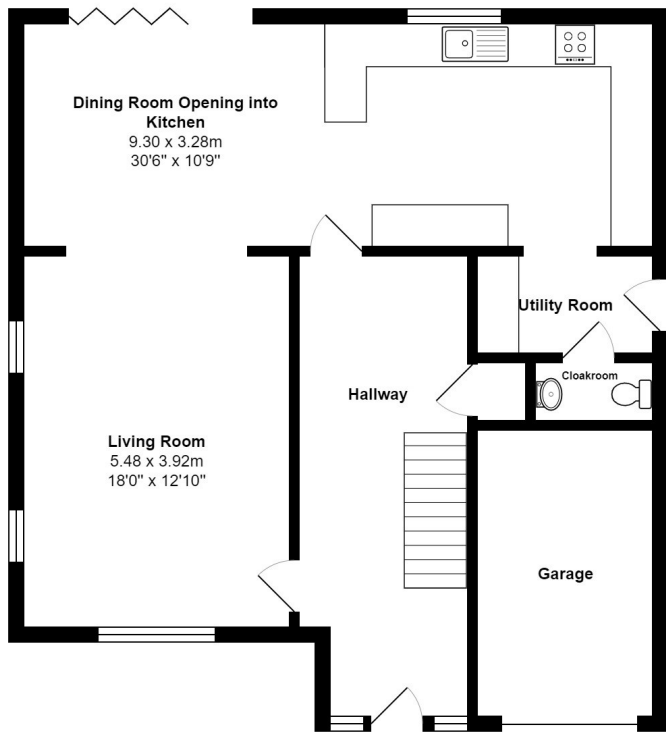
BEDROOM 4: 12'10" x 8'7" Double glazed window to rear aspect overlooking garden, ceiling coving, oak panelled door, built-in wardrobe with hanging space, shelving and wall mounted boiler supplying domestic hot water and central heating (not tested).

FAMILY BATHROOM: 8'6" x 7'4" White suite comprising: panelled bath with mixer tap and shower attachment, close coupled w.c., vanity unit with oval wash hand basin with mixer tap and cupboards under, contemporary style tall radiator, storage cupboard with display shelving, fully ceramic tiled shower cubicle with drench style hood, twin double glazed windows to side aspect, extractor fan, ceiling spotlights, fully ceramic tiled to floor and walls.

OUTSIDE: To the rear is a patio area wrapping round to the kitchen and utility room with a raised decked area leading to lawn, enclosed by fence panelling and hedge.

GARAGE: 15'0" x 8'4" Electric roll up and over door, power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	67	79
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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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