



Sandpipers

5 Glebe Park Avenue | Bedhampton | Hampshire | PO9 3JR

FINE & COUNTRY

STEP INSIDE

Sandpipers | £735,000 | Freehold

Sandpipers is a modern, detached family home which is located in a popular elevated residential location yet within easy access of local shopping amenities, bus routes, commutable road links, Havant Railway Station with its direct links to London Waterloo, schools and recreation grounds. The accommodation is arranged over two floors and provides 2263 sq ft of living space and comprises: large hallway, 22' sitting room, conservatory, dining room, kitchen/breakfast room, utility room, cloakroom and study/home office on the ground floor with four bedrooms, the primary one with an en-suite shower room and large family shower room on the first floor. To the front is an established well stocked garden and to the rear is a westerly facing enclosed garden, double garage and car parking facilities. Offered with no forward chain, fitted floor coverings, gas fired central heating & double glazing, 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 last road on the left hand side before reaching the A3 Bedhampton roundabout into Bedhampton Hil, follow the road round to the right and take the first left into Glebe Park Avenue, where Sandpipers can be found on the corner of Glebe Park Avenue and Spinnaker View.

ENTRANCE: Central pathway with lawns to either side, mature shrubs, evergreens and bushes, enclosed by a hedge on the left hand side with brick retaining wall and railings to the right, side pedestrian gate to left hand side of property leading to rear garden, covered porch with lighting, main front door leading to:

HALLWAY: Balustrade staircase rising to first floor with high level window over, large understairs storage cupboard housing electric meter, textured ceiling with coving and ceiling rose, glazed panelled doors to primary rooms, radiator, window to front aspect with blind.

SITTING ROOM: 22'11" into bay window x 11'10" Double glazed bay window to front aspect overlooking garden with blinds, surround fireplace with granite inlay and hearth with living flame coal effect gas fire (not tested), matching double glazed windows with binds to side aspect, two radiators, textured ceiling with coving and ceiling rose, sliding door leading to:

CONSERVATORY: 11'6" x 11'1" Full height sliding wood framed door with matching panel to one side leading to sitting room, tiled flooring, two electric panel radiators, pitched roof with glass panels and blinds, low retaining wall with double glazed windows over incorporating blinds, twin double glazed doors leading to rear garden, wall lights.







DINING ROOM: 11'5" x 11'0" Glazed panelled door with matching panel to one side leading to hallway, radiator, textured ceiling with coving and ceiling rose, sliding double glazed door with full height panel to one side leading to rear garden.

STUDY / HOME OFFICE: 11'0" x 10'9" Double glazed window to front aspect with blinds overlooking garden, radiator, textured ceiling with coving.

CLOAKROOM: Low level w.c., wash hand basin, ceramic tiled splashback, double glazed frosted window to side aspect, radiator, tiled flooring, textured ceiling with coving.

KITCHEN / BREAKFAST ROOM: 14'5" x 11'4" Range of dark wood wall and floor units, inset 1½ bowl sink unit with mixer tap, integrated AEG dishwasher with matching door, eye-level double oven with storage cupboards over and under, integrated fridge and freezer with matching doors, range of drawer units, inset four ring AEG gas hob with extractor hood, fan and light over, tall larder style unit, corner display shelving, two glazed doored cabinets, vinyl flooring, radiator, textured ceiling with coving, double glazed window to rear aspect overlooking garden, door to:

UTILITY ROOM: 8'4" x 6'5" Double glazed window to front aspect overlooking garden, ceramic tiled surrounds, work surface with stainless steel single drainer sink unit with mixer tap and cupboards under, washing machine point, range of shelving, radiator, wall mounted boiler supplying domestic hot water and central heating (not tested), double glazed door to rear garden, vinyl flooring.

FIRST FLOOR: Landing with balustrade, radiator, textured ceiling with coving, access to loft space, built-in airing cupboard housing hot water cylinder and range of shelving over.

BEDROOM 1: 13'6" (15'6" maximum) x 11'5" Comprehensive range of built-in bedroom furniture including wardrobes, two with mirror fronted doors, chest of drawers, dressing table, bedside cabinets and headboard, double glazed window to rear aspect overlooking garden, radiator, textured ceiling with coving, door to:





EN-SUITE SHOWER ROOM: Fully ceramic tiled to floor and walls, shower cubicle with sliding panelled door, wash hand basin with mixer tap and cupboards under, close coupled w.c., radiator, double glazed frosted window to side aspect, wall light, mirror fronted medicine cabinet, textured ceiling and coving, extractor fan.

SHOWER ROOM: 9'8" x 7'0" White suite comprising: corner shower cubicle with sliding door, extractor fan, concealed cistern w.c. with shelf over, bidet, wash hand basin with mixer tap and cupboards under, double glazed frosted window to front aspect with blinds, ceramic tiled floor and walls, radiator, textured ceiling with coving.

BEDROOM 4: 11'5" x 9'9" Currently arranged as a dressing room with range of floor to ceiling built-in wardrobes to one wall, chest of drawers, double glazed window to rear aspect overlooking garden, radiator.

BEDROOM 2: 20'7" decreasing to 11'8" x 10'11" decreasing to 7'4" at narrowest point. **Dressing area:** with range of double doored built-in wardrobes to one wall with storage cupboards over, double glazed window with blind to front aspect, textured ceiling, radiator, square opening leading to:



Glebe Park Avenue

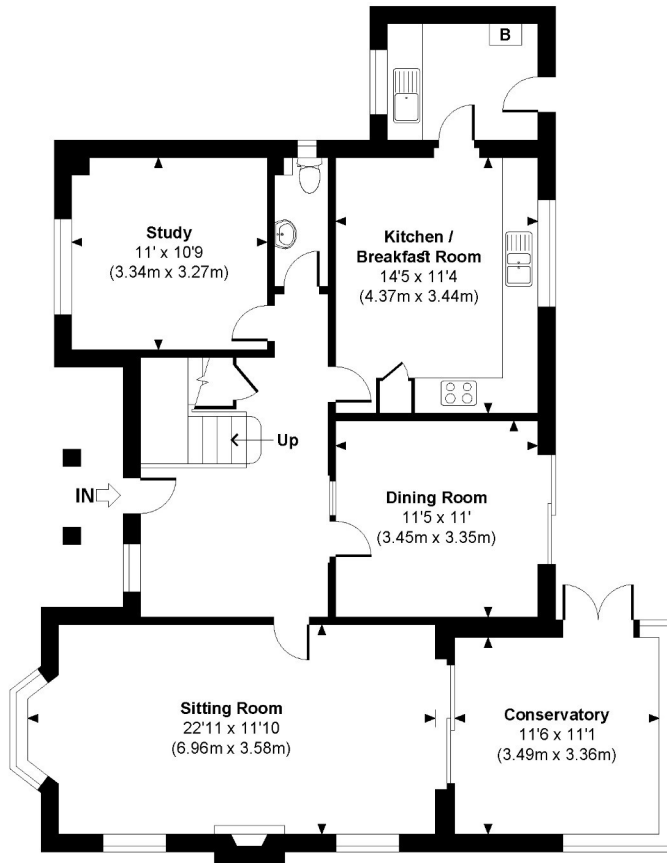
Approximate Gross Internal Area

Main House = 1964 Sq Ft / 182.47 Sq M

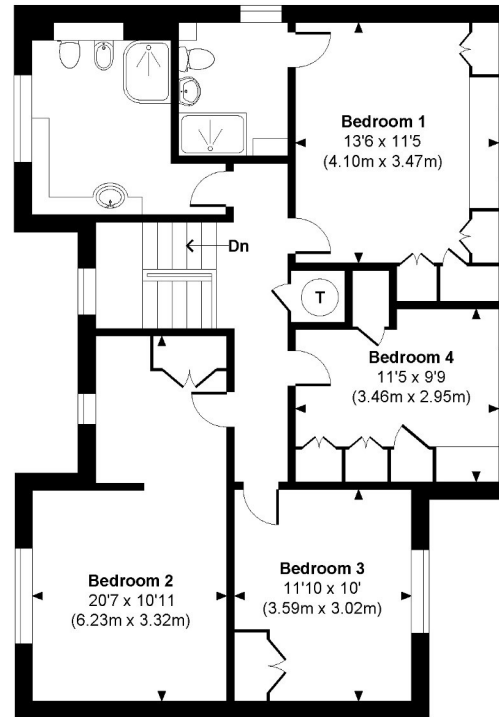
Garage = 299 Sq Ft / 27.80 Sq M

Total = 2263 Sq Ft / 210.27 Sq M

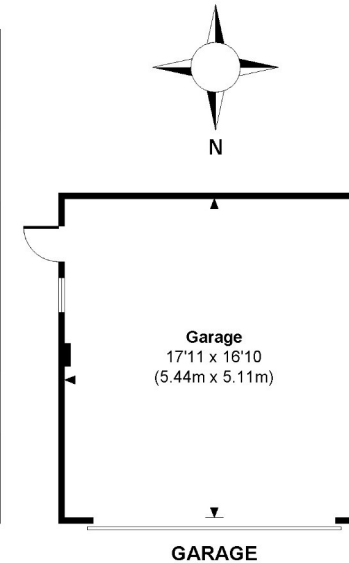
Outbuildings are not shown in correct orientation or location.



GROUND FLOOR



FIRST FLOOR



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

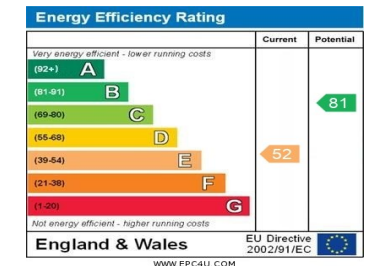
This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility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

Bedroom area: Double glazed window with blinds to front aspect, radiator, textured ceiling with coving.

BEDROOM 3: 11'10" x 10'0" Double glazed window to rear aspect overlooking garden, textured ceiling with coving, built-in double doored wardrobe to one wall with hanging rail and storage cupboards over, radiator, textured ceiling and coving.

OUTSIDE: Directly to the rear of the property, accessible from the conservatory, utility room and dining room is a raised patio with railings and automated awning, steps down to the lawned garden which slopes to the left with borders of mature shrubs and evergreens, the garden is enclosed by fence panelling to the left and to the right is a high brick retaining wall with fence panelling over, pedestrian access to garage, to the rear of the garden accessible from the private driveway is a detached garage.

GARAGE: 17'11" x 16'10" Remote control up and over door, pitched roof with high level storage, power points, side pedestrian door with window to rear garden, to the front of the garage is sloping driveway with off road parking for one car.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2021 Fine & Country Ltd.



follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

