



200 Park Avenue

Purbrook | Hampshire | PO7 5EZ

FINE & COUNTRY

STEP INSIDE

200 Park Avenue | £995,000 | Freehold

An excellent opportunity to purchase an impressive, extended detached family home which sits on an extensive plot with front and rear gardens, an al-fresco dining area, detached store and a detached home office. The extensive house provides 2871 sq ft of living space arranged over three floors and it presented with modern features including underfloor heating, double glazing, fitted flooring coverings throughout as well as a fitted kitchen including appliances. The accommodation comprises: hallway, family room, sitting room, living room, shower room, utility room and 26' kitchen/dining room with separate larder on the ground floor with four bedrooms, two with walk-in wardrobes and a large feature bathroom on the first floor with the primary suite including a 24' bedroom, feature en-suite bathroom with free standing bath and walk-in wardrobe on the top floor. The property is located within easy access of local shopping amenities, bus routes, recreation grounds and catchment for local schools (subject to confirmation) and benefits from having a private garden, gated off road parking for numerous cars, sunken garden and wild flower garden as well as home office. Early internal viewing of this impressive detached family home 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 4 taking the first exit at the roundabout into Purbrook Way, take the second exit at the next roundabout into Stakes Road, then third road on the left into Park Avenue where No.200 can be found a short distance along on the left hand side.

ENTRANCE: Brick retaining wall with fencing over, sliding remote control gate providing vehicular access leading to L shaped shingle driveway with off road parking for numerous cars,

enclosed by fence panelling on both sides, automated lighting, to the front is a sloping pathway with wood borders to either side leading to the front of the house, to the left hand side is a further shingle pathway, main front door with brushed steel furniture and security spy-hole leading to:

HALLWAY: L shaped, tiled flooring with underfloor heating, built-in double doored cloaks cupboard with shelving, built-in low level shoe cupboard, ceiling spotlights, doors to primary rooms, balustrade staircase rising to first floor with understairs storage cupboard housing hot water pump and manifolds for underfloor heating, tall double glazed window to side aspect overlooking garden.

FAMILY ROOM: 12'6" x 10'2" Double glazed window to front aspect overlooking driveway, tiled flooring with underfloor heating, ceiling spotlights, high level power points for wall mounted T.V.

SITTING ROOM: 13'1" x 12'8" Twin double glazed windows to front aspect with blinds overlooking driveway, high level power points for wall mounted T.V., tiled flooring with underfloor heating, ceiling spotlights.

LIVING ROOM: 17'10" x 13'4" Tile wood effect herringbone flooring with underfloor heating, ceiling spotlights, media wall with space and wiring for wall mounted T.V. with shelving to either side and under, twin double glazed windows with blinds to side aspect.

SHOWER ROOM: Fully ceramic tiled shower cubicle with recessed shelf, drench style hood and separate shower attachment, concealed cistern w.c. and shelving over, chrome heated towel rail, wash hand basin with wall mounted mixer tap, mirror and lighting over.







UTILITY ROOM: 7'6" x 5'1" Wood block work surface, butler sink with mixer tap and cupboards under, plumbing for washing machine and space for tumble dryer, range of wall mounted units, tiled flooring with underfloor heating.

KITCHEN / DINING ROOM: 26'0" x 12'0" **Dining area:** Skylight window, ceiling spotlights, large double glazed window to rear aspect overlooking garden, bi-folding doors to one side leading to rear garden, large built-in storage cupboard, tiled flooring with underfloor heating.

Kitchen: Comprehensive range of dark grey wall and floor units with integrated appliances including Neff dishwasher, AEG fridge and freezer, eye-level Neff oven with AEG microwave oven over, inset sink unit with mixer tap and cold water tap, tiled surrounds, bin drawer, tall cupboard housing Worcester boiler supplying domestic hot water and central heating (not tested), skylight window, smoke alarm, ceiling spotlights, central island with composite work surface and inset Neff induction hob with extractor hood, fan and light over, power points, pan drawers and wine rack under, matching tiled flooring with underfloor heating.

WALK-IN LARDER: Range of shelving, tall floor to ceiling built-in double doored cupboard housing Redhill hot water cylinder and pump system.

FIRST FLOOR: Landing with balustrade, staircase rising to top floor, ceiling spotlights, wired-in alarm, doors to primary rooms, radiator.

BEDROOM 2: 13'4" x 11'9" Double glazed window to side aspect with radiator under, wiring for wall mounted T.V., ceiling spotlights, built-in panelled headboard with bedside shelving, bedside lamps and super-king size bed base, square opening leading to:

WALK-IN WARDROBE: 10'3" x 7'0" Floor to ceiling range of open shelving and hanging rails, automated spotlights, shelving with space for chest of drawers under.

BEDROOM 3: 13'2" x 12'9" Twin double glazed windows with blinds to front aspect, radiator, ceiling spotlights, built-in panelled headboard with bedside shelving, bedside lamps and super-king size bed base, media wall with space for wall mounted T.V. with shelving under, door to:

WALK-IN WARDROBE: 10'3" x 5'0" Range of built-in open shelving and hanging rails, automated spotlights, vanity surface to one end.

FAMILY BATHROOM: 9'2" x 7'2" Double glazed frosted window to side aspect, white suite comprising: deep panelled bath with mixer tap and shower attachment, ceramic tiled to





half wall level, contemporary chrome ladder style radiator, concealed cistern w.c. with shelving over, wash hand basin with wall mounted mixer tap, light and mirror over, wet room style shower area with recessed shelf, drench style hood and separate shower attachment, tiled flooring with underfloor heating.

BEDROOM 5: 11'3" x 9'8" Double glazed window to rear aspect, vanity shelf with space for chest of drawers under, tall open cupboard with rail, wiring for wall mounted T.V., ceiling spotlights, radiator.

BEDROOM 4: 14'0" x 10'0" Dual aspect double glazed windows to side and rear, radiator, ceiling spotlights, vanity shelf, open fronted wardrobe with rail and shelf, ceiling spotlights, wiring for wall mounted T.V.

TOP FLOOR: Landing with balustrade, skylight window, fire alarm, twin doors leading to:

PRIMARY BEDROOM SUITE: 24'3" x 14'0" maximum. Square opening leading to walk-in wardrobe with rail and ceiling spotlights, twin frosted windows to side aspect with central acoustic wall panelling with lights, two radiators, media wall with wiring for wall mounted T.V. with shelving under, controls for underfloor heating, access to loft storage eaves, central window overlooking rear garden.

EN-SUITE FEATURE BATHROOM: 14'0" x 9'0" Ceramic tiled flooring with underfloor heating, to one end is a large shower area with screen, drench style hood and separate shower attachment, contemporary style ladder radiator, free standing oval bath with free standing taps and shower attachment, concealed cistern w.c. with shelf over, large double sink unit with twin taps and wall mounted controls, mirror and lighting over, skylight window.

WALK-IN WARDROBE: 13'2" decreasing to 10'3" x 9'10" Range of open shelving and rails, chest of drawers, automated ceiling spotlights, access to loft storage eaves, vanity unit.

OUTSIDE: To the left hand side of the property is a large wooden gate with fence panelling to one side leading to side and rear gardens, directly to the side of the property, accessible from the kitchen are bi-folding doors leading to a large patio area with steps leading down to rear garden, power points, lighting and cold water tap. Raised wooden decking style borders with steps leading down to lawn with a covered 'al-fresco' dining area with composite decked flooring with roofing over, open sided measuring 20'0" x 11'7", outside kitchen with concrete work surfaces and cupboard space under, BBQ. The garden is angular in shaped with a stone pathway and shingle borders enclosed by fence panelling, to the rear of the garden are mature trees, large decked area with access to home office.

DETACHED HOME OFFICE: 22'9" x 11'4" Herringbone wood laminate flooring, power points, ceiling spotlights, bi-folding doors leading to decked area, tall double glazed windows to front aspect overlooking garden, recess with bracket and wiring for all mounted T.V., cupboard housing electric consumer box.

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