



9 Sydney Way

Waterlooville | Hampshire | PO7 5FG

FINE & COUNTRY

STEP INSIDE

9 Sydney Way | Freehold | Council Tax Band F

An impressive, four-bedroom home situated in a popular residential area yet within easy access of local shopping amenities, bus routes, commutable road links, recreation grounds and within catchment of local schools (subject to confirmation). The detached is located at the end of a private cul-de-sac and is offered with ample off-road parking, an enclosed rear garden and no forward chain. The accommodation is arranged over two floors and comprises: hallway, cloakroom, study, 17' lounge, 21' kitchen/breakfast room with fitted appliances and utility room on the ground floor. On the first floor are four double bedrooms, one with an en-suite shower room, the master bedroom has a dressing area and en-suite bathroom. To the front of the property is a lawned garden and parking, to the side of the house is a private driveway leading to a double garage. The enclosed rear garden has a full width patio accessed from the lounge, kitchen and dining room, the lawned garden also leads to a gravelled area which is ideal for al-fresco dining and entertaining. Viewing of this well presented four-bedroom property is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From the roundabout on Stakes Hill Road take the first turning on the right into Vancouver Avenue, at the T junction turn right onto Athens Way and continue to the end, turn right onto Sydney Way and the property is the last house on the right.

ENTRANCE: Tarmac driveway leading to front of property and to front of double garage is a cobbled stone driveway with off road parking for approximately four cars, flagstone pathway leading to main front door with lawn and borders to either side, pathway to left hand side of property, outside meter cupboards, double glazed black main front door with window and matching window to side leading to:

HALLWAY: Large ceramic tiled flooring, radiator, doors to primary rooms, balustrade staircase rising first floor with understairs storage cupboard.

CLOAKROOM: Double glazed window to front aspect, close coupled w.c, wash hand basin, matching tiled flooring, radiator.

STUDY: 12'1" x 7'2" Double glazed window to front aspect, radiator.







SITTING ROOM: 17'0" x 12'2" Double glazed French doors with matching panels to either side leading to rear garden, T.V point, radiator, ceiling lights, second radiator.

DINING ROOM: 11'8" x 9'11" Double glazed bay window to front aspect, radiator, door to kitchen.

KITCHEN / BREAKFAST ROOM: 21'6" x 14'4" overall depth of both rooms.

Kitchen: Comprehensive range of matching white gloss fronted wall and floor units with granite work surface, 1½ bowl sink unit with mixer tap and integrated granite drainer, double glazed window to rear aspect overlooking garden, integrated fridge and freezer with matching doors, double oven and grill with cupboards over and under, pan drawers, six ring AEG gas hob with stainless steel extractor hood, fan and light over, granite splashback, integrated Smeg dishwasher with matching door, under unit lighting, matching tiled flooring, kickplate heating vents, door to utility room.

Breakfast Room: Double glazed doors with matching windows to either side leading to rear garden, radiator.

UTILITY ROOM: Double glazed door to side aspect, single drainer sink unit with mixer tap, range of matching white gloss fronted wall and floor units, space and plumbing for washing machine and tumble dryer, cupboard housing Logic Heat 24 combi boiler supplying domestic hot water and central heating (not tested), door to kitchen and dining rooms.

FIRST FLOOR: Galleried balustrade landing, doors to primary rooms, access to loft space, built-in double doored airing cupboard housing hot water cylinder, radiator.

PRIMARY BEDROOM SUITE:

BEDROOM 1: 17'1" maximum x 11'11" Double glazed windows to front and side aspect, radiator, opening leading to:





DRESSING ROOM: 10'5" x 5'4" Range of built-in wardrobes with hanging rails and shelving, double glazed window to rear aspect, thermostat for central heating, door to:

EN-SUITE BATHROOM: White suite comprising: panelled bath with mixer tap, close coupled w.c, pedestal wash hand basin, ceramic tiled shower cubicle with mains shower double glazed window to rear aspect, chrome heated towel rail.

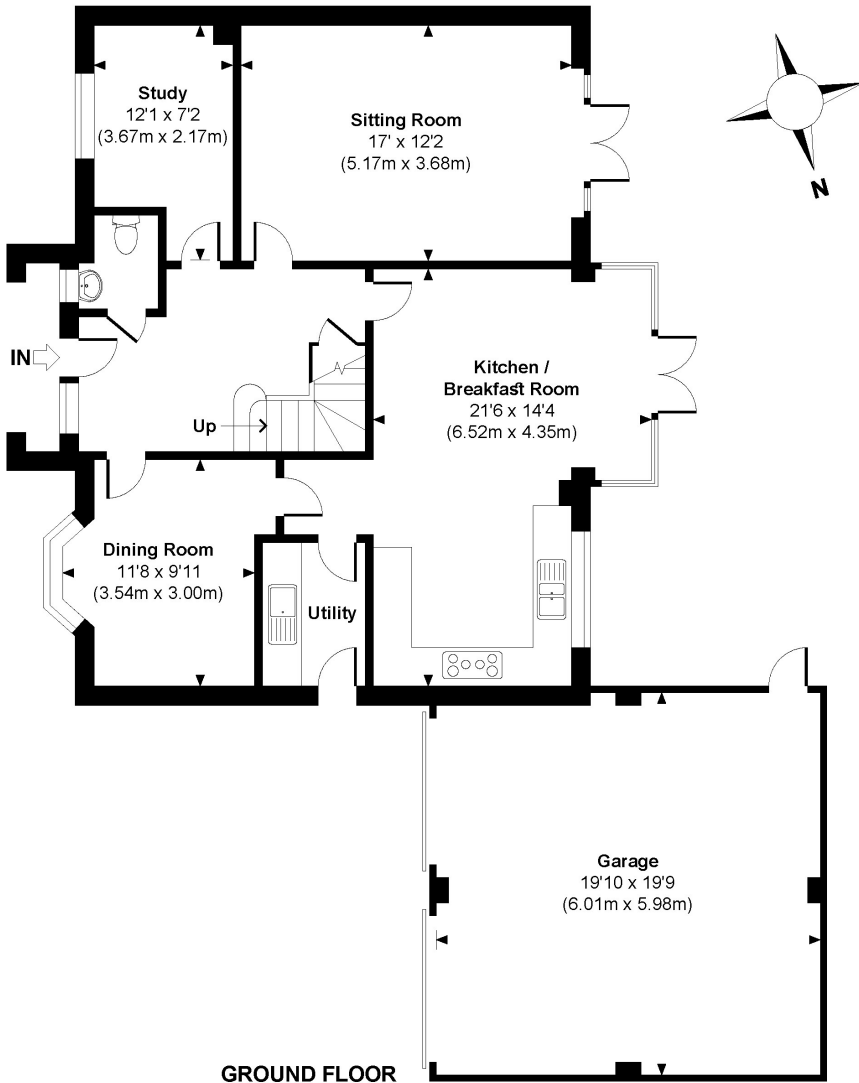
BEDROOM 2: 12'5" x 10'9" Twin double glazed windows to rear aspect, radiator, triple doored built-in wardrobe to one wall with hanging space and shelving, door to:

EN-SUITE SHOWER ROOM: Ceramic tiled shower cubicle with mains shower, extractor fan, close coupled w.c., wash hand basin with mixer tap.

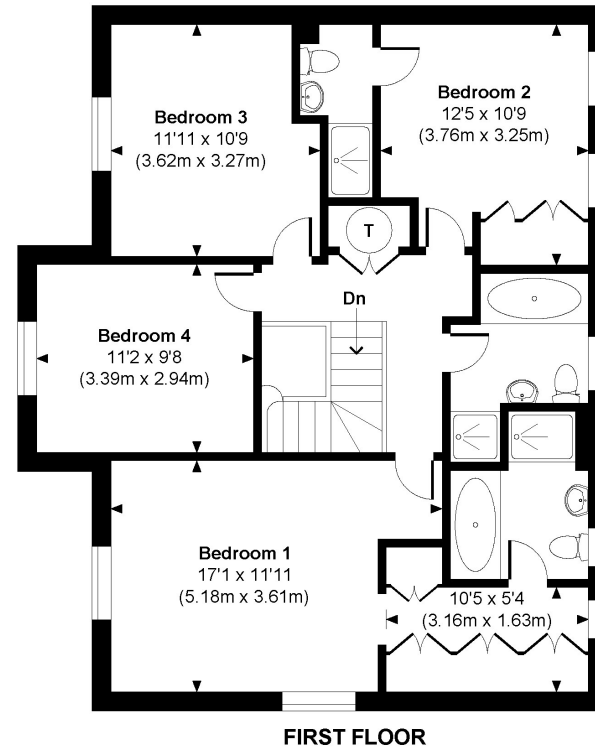
BEDROOM 3: 11'11" x 10'9" Double glazed window to front aspect, radiator.

BEDROOM 4: 11'2" x 9'8" Double glazed window to front aspect, radiator.





Sydney Way
 Approximate Gross Internal Area
 Main House = 1772 Sq Ft / 164.61 Sq M
 Garage = 387 Sq Ft / 35.94 Sq M
 Total = 2159 Sq Ft / 200.55 Sq M



FAMILY BATHROOM: White suite comprising: panelled bath with mixer tap and mirror to wall, close coupled w.c., pedestal wash hand basin, mixer tap and large mirror over, ceramic tiled to half wall level, ceramic tiled shower cubicle with sliding panelled door, drench style shower hood and separate shower attachment, double glazed window to rear aspect with blind, ceramic tiled flooring.

OUTSIDE: To the rear is a patio area across the width of the house, accessed from the kitchen, dining room and lounge with wooden pergola over, gravel area to side of garden, raised borders with vegetables and fruit trees, the garden is mainly laid to lawn and enclosed by fence panelling, side door to garage, outside tap, further sloped grassed area to the side.

DOUBLE GARAGE: 19'10" x 19'9" Brick built garage with twin up and over doors, power points and lighting.

CHARGES: Annual estate charge of £300.00 p.a. payable to First Port Property Services



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	93
(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	



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