

Guide Price £400,000

Gardener Close

Waterlooville, PO7 7GW

PROPERTY SUMMARY

We are delighted to offer for sale this impressive and spacious 4 bedroom semi detached family home in Waterlooville. Tucked away in a quiet cul-de-sac in Gardener Close this superb property is sure to attract immediate interest. Benefits include 4 double bedrooms arranged over 2 floors, 2 bathroom suites, a fabulous fitted kitchen/breakfast room, lounge and additional W.C. Externally there is a garage with driveway and a beautiful landscaped rear garden. Gardener Close is conveniently located close to Waterlooville town centre and offers excellent transport links to the A3. To arrange your viewing contact Jeffries & Dibbens as sole agents.





ENTRANCE HALL Radiator, stairs leading to the first floor, door to:

WC Window to front aspect, radiator, extractor fan, wash hand basin, W.C.

KITCHEN/BREAKFAST ROOM 18' 9" x 7' 9" (5.72m x 2.36m) Window to front aspect, radiator, a range of wall and base units incorporating sink with drainer unit, integrated hob with extractor fan over, built in oven, integrated washing machine, built in dishwasher, integral fridge freezer, cupboard housing boiler.

LOUNGE 16' 0" x 13' 4" (4.88m x 4.06m) Window and patio doors to rear aspect, two radiators and storage cupboard.

LANDING Storage cupboard, access to all first floor rooms, stair case leading to top floor.

BEDROOM 4 10' 2" x 7' 1" (3.1m x 2.16m) Window to rear aspect, radiator.

BEDROOM 3 13' 9" x 8' 6" (4.19m x 2.59m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 2 13' 9" x 8' 6" (4.19m x 2.59m) Window to front aspect, radiator, built in wardrobes.

BATHROOM Window to front aspect, heated towel rail, extractor fan, panelled bath with shower overhead, wash hand basin, W.C.

LANDING Radiator.

BEDROOM 1 19' 0" x 12' 2" (5.79m x 3.71m) Windows to front and rear aspect, two sets of radiators, two built in wardrobes, access to loft.

ENSUITE Window to rear aspect, heated towel rail, extractor fan, shower cubicle, wash hand basin, W.C.

GARDEN Gated side access, patio laid area, artificial laid lawn, light and tap.

GARAGE Up and over garage door, power and light, space for parking in front of garage.





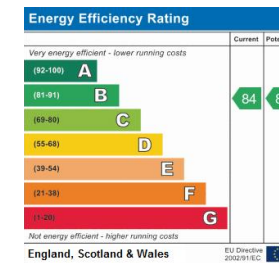
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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