



**£612,500 Guide Price**  
**Thornton Close**  
Waterlooville, PO7 5BU

## PROPERTY SUMMARY

We are delighted to offer for sale this truly wonderful and beautifully presented detached family home located in a cul-de-sac in Widley. Occupying a prominent corner plot this property has been extended and improved significantly, has the potential to be extended and improved further and really needs to be seen internally to be fully appreciated. The property offers 4 first floor double bedrooms with en-suite facilities to the master bedroom, modern family bathroom suite, 3 reception rooms, additional ground floor shower room, utility room and a luxurious open plan kitchen/breakfast room. Externally there is a landscaped, private, south facing garden with further gardens to both sides, a garage (with potential to extend or convert) and considerable further off road parking to the front. Early interest in this magnificent property is expected so to avoid disappointment contact us as sole agents today.





**ENTRANCE PORCH** Window and door to front aspect, tiled threshold, opening to:

**RECEPTION HALL** Radiator, wooden flooring, under stair cupboard, stairs to first floor, doors to:

**LOUNGE** 18' x 13' (5.49m x 3.96m) Window to front aspect, twin windows to side aspect, radiator, bi-fold doors to:

**FAMILY ROOM** 13' 9" x 12' 2" (4.19m x 3.71m) Window to side aspect, radiator, sliding doors to:

**KITCHEN/BREAKFAST ROOM** 19' 3" x 14' 6" (5.87m x 4.42m) Window and sliding doors to rear garden, lantern skylight, floor to ceiling radiator, luxury range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap with hose, built in double oven, hob and extractor, integrated dishwasher and fridge freezer, spot lighting, tiled flooring, centre island, tiled flooring.

**UTILITY ROOM** 12 max' x 11' 3 max" (3.66m x 3.43m) Windows to side and rear aspects, door to side, heated towel rail, cupboards and work surface with inset sink unit and mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted boiler, spot lighting, sliding door to:

**SHOWER ROOM** Window to rear aspect, heated towel rail, shower cubicle, WC, hand wash basin, half tiled surround, tiled flooring.

**RECEPTION ROOM/OFFICE** 18' x 8' 8" (5.49m x 2.64m) Window to side aspect, feature box window to front aspect, radiator.

**FIRST FLOOR** Storage cupboard, access to loft, doors to:

**BEDROOM 1** 14' 10" x 11' 5" (4.52m x 3.48m) Window to rear aspect, radiator, door to:

**ENSUITE** Window to rear aspect, heated towel rail, shower cubicle, WC, extractor fan, tiled surround, tiled flooring, spot lighting.

**BEDROOM 2** 15' 3" x 12' 9" (4.65m x 3.89m) Windows to front and side aspects, radiator, built in wardrobe, views towards Butser Hill and the South Downs.

**BEDROOM 3** 13' 7" x 9' (4.14m x 2.74m) Window to side aspect, radiator, storage cupboard.

**BEDROOM 4** 12' x 8' 7" (3.66m x 2.62m) Window to front aspect with views towards Butser Hill and the South Downs, radiator.

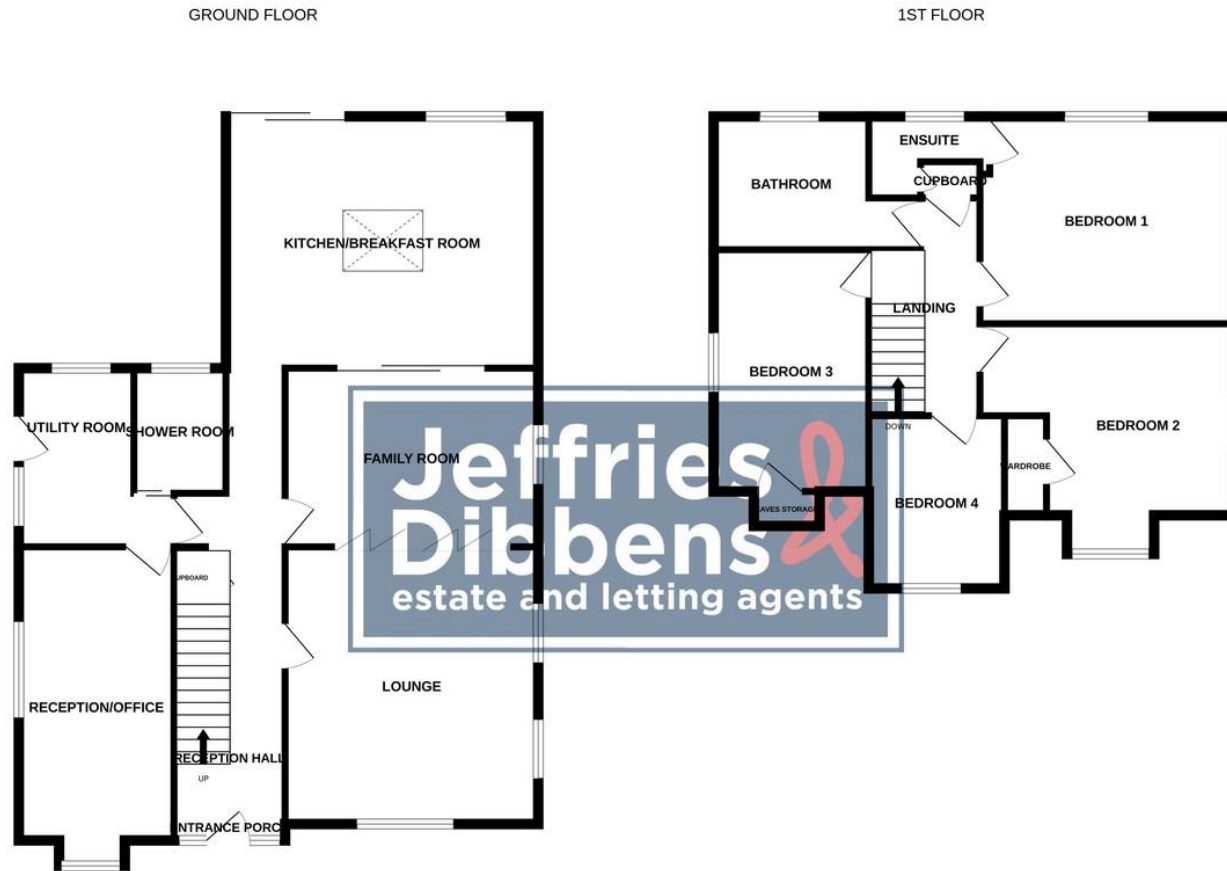
**BATHROOM** 8' x 7' 10" (2.44m x 2.39m) Window to rear aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin with built in vanity surround, extractor fan, spot lighting, tiled flooring, part tiled surround.

**OUTSIDE** Front - Large corner plot with driveway parking for multiple vehicles, landscaped areas with mature trees and shrubs, external lighting, access to:

**GARAGE** Double doors with large pitched roof, light and power, personal door and window to:

**REAR GARDEN** Landscaped and private south facing garden with various decked and patio areas, vast array of mature shrubs, plants and flower beds, lawned area, further gardens to both sides, dual gated side access, outside tap and lighting, timber shed, Monkey Puzzle.





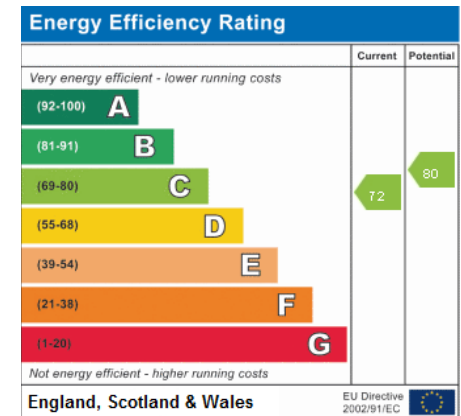
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

**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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