



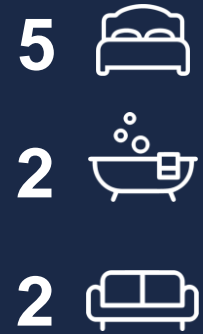
Guide Price £545,000

Edwards Close

Cowplain, PO8 8RJ

PROPERTY SUMMARY

NO FORWARD CHAIN! Located in a highly regarded area of Cowplain, we are delighted to offer for sale this very spacious and beautifully presented 5 bedroom detached family home located in Edwards Close. This impressive family home has a large number of benefits and internal viewings are very strongly advised. The property has 5 double bedrooms arranged over 2 floors, 2 bathroom suites, a large lounge and a large open plan kitchen/diner overlooking the rear garden. The property also offers a garage with own driveway providing off road parking. The property is conveniently located just a short distance from popular local schools, Cowplain village centre and the Queens Inclosure protected woodlands. Early interest is expected and viewings can be arranged by contacting us as sole agents.





ENTRANCE HALL Window to side aspect, radiator, stairs leading to first floor, stairs leading to:

WC Window to side aspect, heated towel rail, wash hand basin, W.C.

LOUNGE 20' 0" x 13' 2" (6.1m x 4.01m) Bay window to front aspect, radiator, feature fire place.

KITCHEN/DINER 20' 0" x 15' 9" (6.1m x 4.8m) Windows to front and rear aspect, patio door leading to rear garden, radiator, a range of wall and base unit incorporating sink unit, island centre piece, space and plumbing for dishwasher, space for fridge freezer, door leading to garage.

FIRST FLOOR LANDING Window to side aspect, radiator, built in storage cupboard.

BEDROOM 1 19' 9" x 13' 2" (6.02m x 4.01m) Two windows to front aspect, radiator, fitted wardrobes, door to:

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

BEDROOM 2 15' 8" x 11' 2" (4.78m x 3.4m) Window to rear aspect, radiator.

BEDROOM 5 11' 8" x 8' 7" (3.56m x 2.62m) Window to rear aspect, radiator, built in storage.

SECOND FLOOR LANDING Window to side aspect, access to loft.

BEDROOM 3 19' 9" x 11' 3" (6.02m x 3.43m) Window to rear aspect, radiator, fitted wardrobes, two sets of eaves storage.

BEDROOM 4 19' 9" x 8' 5" (6.02m x 2.57m) Window to front aspect, radiator, fitted wardrobes, eaves storage.

BATHROOM Window to side aspect, radiator, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Gated side access, outside tap, patio laid area, area laid to lawn, side door leading to:

GARAGE 18' 9" x 8' 6" (5.72m x 2.59m) Up and over electric garage door, door to rear garden and kitchen, a range of base units, wall mounted boiler, power, light, space and plumbing for washing machine.

FRONT GARDEN Block paved driveway, lawn area.





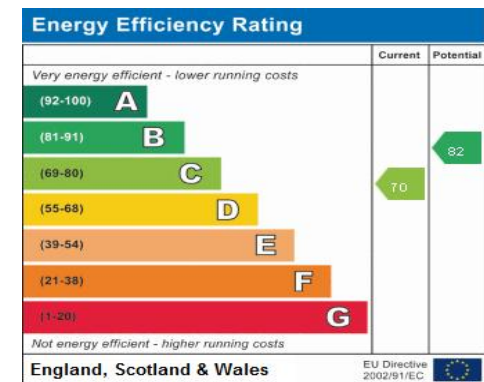
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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