



Offers Offer £600,000
Stakes Road
Purbrook, PO7 5NU

PROPERTY SUMMARY

We are delighted to offer for sale this magnificent 4 bedroom detached family home located in the heart of Purbrook village. This imposing and extended residence will attract immediate interest and internal viewings are very strongly advised. The property has an enormous number of benefits including 4 well proportioned first floor bedrooms, 2 bathroom suites, a wonderful open plan kitchen/diner with 2 further reception rooms, utility room and an additional WC. Externally there is a good sized south facing rear garden and off road parking with dual access driveway. This spacious family property really needs to be seen internally to be fully appreciated and viewings can be arranged by contacting us.





ENTRANCE PORCH Windows to front and side aspects, quarry tiled flooring, door to:

RECEPTION HALL Radiator, under stair cupboard, solid wood flooring, return staircase to first floor, doors to:

KITCHEN/DINER 19' 4 max" x 19 max" (5.89m x 5.79m) Two windows and double doors to front, skylight window, radiator, range of fitted cupboards, units and work surfaces with 1 1/2 bow I inset sink unit and mixer tap, integrated double oven, hob and extractor, integrated fridge, freezer and dishwasher, breakfast bar, tiled flooring, spot lighting. door to:

UTILITY ROOM Window and door to rear garden, radiator, skylight window, cupboards and units with work surface and 1 1/2 bow I sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, tiled flooring.

LOUNGE 23' 11" x 13' 9" (7.29m x 4.19m) Windows to side and rear, double doors to side and rear, radiator, 2 air conditioning units, matching solid wood flooring, open fire with surround, picture rail.

SITTING ROOM 18' x 11' 10" (5.49m x 3.61m) Window to front aspect, double doors to rear garden, radiator, matching flooring, air conditioning unit.

WC Window to rear aspect, radiator, WC, hand wash basin, fully tiled.

FIRST FLOOR Landing - Window to front aspect, access to loft, doors to:

BEDROOM 1 21' 4" x 13' 9" (6.5m x 4.19m) Window to rear aspect, radiator, 3 built in wardrobes/cupboards, air condition unit, door to:

ENSUITE Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin, WC, tiled flooring.

BEDROOM 2 11' 10" x 11' 10" (3.61m x 3.61m) Window to front aspect, radiator, built in wardrobe, air conditioning unit.

BEDROOM 3 11' 10" x 7' 6" (3.61m x 2.29m) Window to front aspect, radiator, air conditioning unit.

BEDROOM 4 12' 2" x 5' 2" (3.71m x 1.57m) Window to rear aspect, radiator, air conditioning unit.

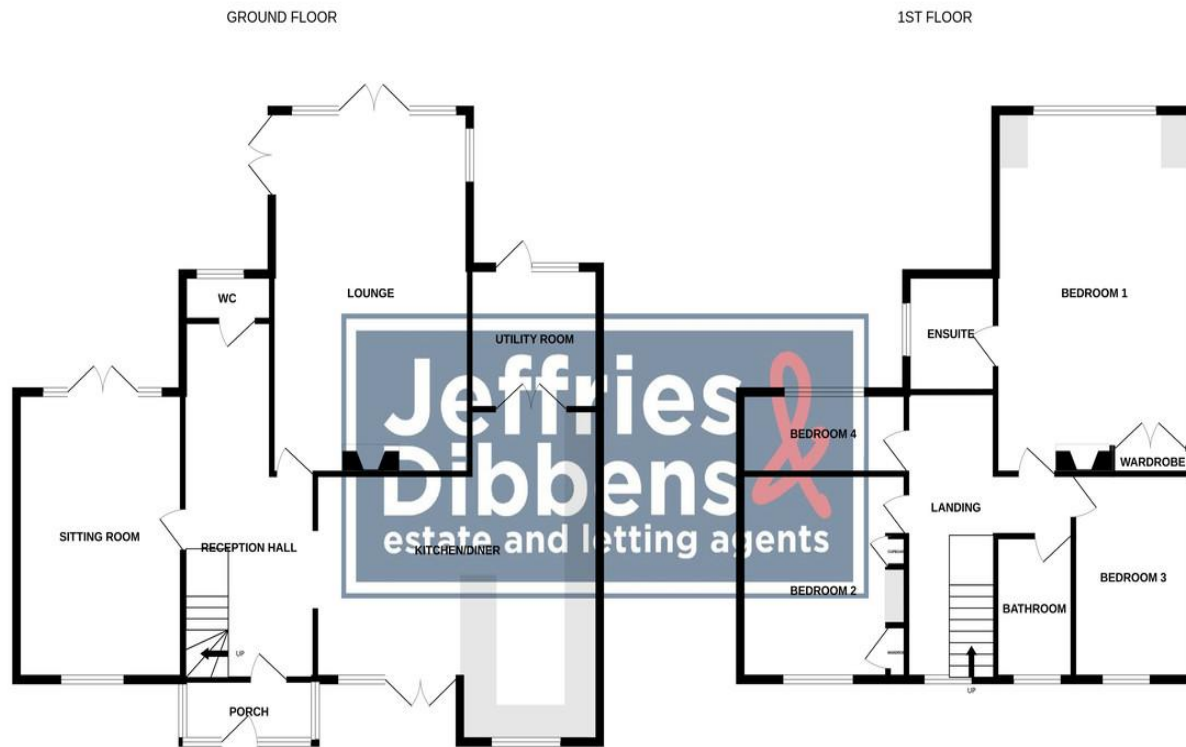
BATHROOM 8' 6" x 5' 6" (2.59m x 1.68m) Window to front aspect, heated towel rail, panelled bath, WC, hand wash basin.

OUTSIDE Front - Lawned area with pond and mature trees, return driveway providing off road parking and leading to:

GARAGE Up and over door, light and power, personal door and window to rear garden.

REAR GARDEN Mature rear garden with 2 large patio areas, 2 raised patios and lawned area, outside tap and lighting, mature tree.





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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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