



**£550,000**

**The Crest**

Widley, PO7 5DG

## PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this rarely available detached family property located in The Crest, Widley. Boasting a quiet cul-de-sac location and stunning rear garden this significantly extended and improved property is sure to attract immediate interest. The property boasts 3 double bedrooms arranged over 2 floors. The master bedroom offers a large 4 piece en-suite bathroom and a large en-suite dressing room/walk in wardrobe. Bedroom 2 also boasts en-suite facilities and there is a further 4 piece bathroom suite on the ground floor. Additionally the property boasts a luxury fitted kitchen/breakfast room, separate utility room, a 22ft lounge and a conservatory. Externally there is a double garage with additional parking and a very large, well established and private rear garden. Internal viewings are essential and can be arranged by calling Jeffries & Dibbens as sole agents.





**ENTRANCE HALL** Twin stained glass windows and door to front aspect, radiator, under stair cupboard, stairs to first floor, doors to:

**BEDROOM** 15' x 10' 03" (4.57m x 3.12m) Bay window to front aspect, radiator, extensive range of fitted wardrobes and bedroom furniture.

**BATHROOM** 8' 11" x 8' 10" (2.72m x 2.69m) Sky light window, heated towel rail, Jacuzzi style corner bath, shower, hand wash basin and W.C with cupboards under and vanity surround, fully tiled surround and floor.

**LOUNGE** 22' 07" x 12' 02" (6.88m x 3.71m) Bay window to front aspect, sliding doors to rear, radiator, electric fire with surround, wooden flooring.

**CONSERVATORY** 16' 08" x 11' 09" (5.08m x 3.58m) Fully double glazed with windows to side and rear, double doors to garden, radiator, light and power.

**KITCHEN/BREAKFAST ROOM** 22' 03 max" x 12' 02 max" (6.78m x 3.71m) Window to rear aspect, radiator, fully fitted kitchen with range of fitted cupboards, units and work surfaces, sink unit with mixer tap over, centre island, breakfast bar, space for 'Range' style cooker, under unit lighting, space for fridge freezer, integrated dishwasher, spot lighting, tiled flooring, door to:

**UTILITY ROOM** 18' 10 max" x 6' 1 max" (5.74m x 1.85m) Doors to both sides, radiator, sky light window, sink unit, cupboards and work surface, plumbing for washing machine.

**FIRST FLOOR** Landing - Eaves storage, doors to:

**BEDROOM** 22' 08 max" x 12' 02 max" (6.91m x 3.71m) Twin windows to front aspect, radiator, door to:

**ENSUITE** Heated towel rail, extractor, shower, W.C, hand wash basin, tiled surround and floor.

**BEDROOM** 16' 01" x 12' (4.9m x 3.66m) Window to front aspect, radiator, extensive range of fitted wardrobes and bedroom furniture, door to:

**DRESSING ROOM** 12' 05" x 9' 07" (3.78m x 2.92m) Window to front aspect, skylight window, radiator, full range of fitted wardrobes and bedroom furniture, door to:

**ENSUITE** 9' 06" x 9' 05" (2.9m x 2.87m) Sky light window, heated rowel rail, corner bath, shower, W.C and hand wash basin with cupboards under and vanity surround.

**OUTSIDE** Front - Flower and hedge borders with gate leading to side garden, gate to rear courtyard garden, majority paved and providing of road parking and leading to:

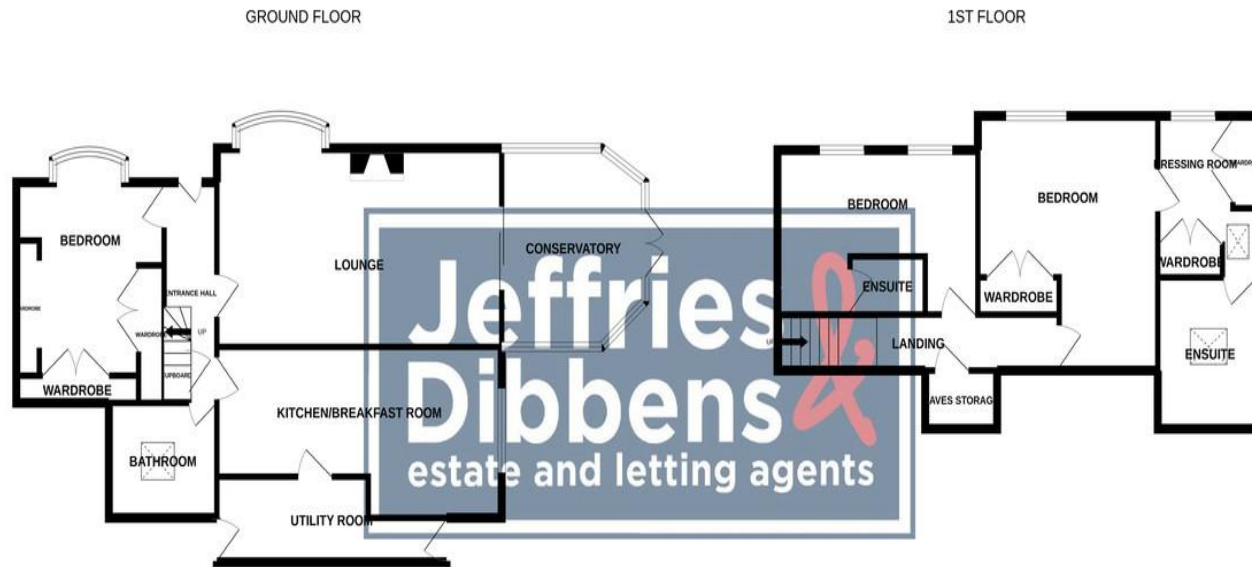
**DOUBLE GARAGE** 20' 03" x 16' 03" (6.17m x 4.95m) Up and over door, light and power, inspection pit.

**COURTYARD GARDEN** Mostly paved, brick shed, outside tap and lighting.

**GARDEN** Extensive mature garden with multiple landscaped flower beds, 2 large patio areas one with fixed Pergola and entertaining area, 2 further lawned areas, rear paved area with large timber shed and green house, summer house.

**OFFICE** 10' x 7' (3.05m x 2.13m) Windows to side and front, radiator, light and power.

**AGENTS NOTE** Council Tax: Havant Borough Council: Band F



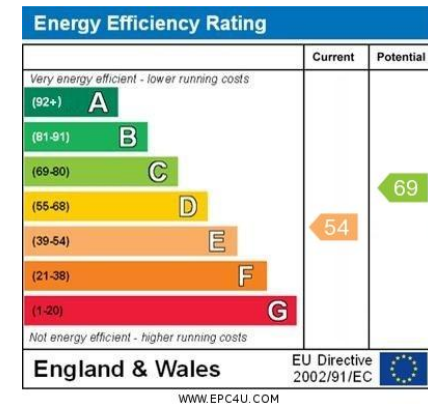
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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