

£500,000

Pinehurst Close

Waterlooville, PO7 8RY

PROPERTY SUMMARY

Located in one of the most popular roads in Tempest, we are delighted to offer for sale this spacious 4 bedroom detached property in Pinehurst Close. This wonderful family property is tucked away in a quiet cul-de-sac and internal viewings are very strongly advised. The property has a large number of benefits including 4 well proportioned first floor bedrooms, 2 bathroom suites, 2 reception rooms, fitted kitchen and a separate utility room. Externally there is a good sized rear garden and a double garage with twin opening doors and double width driveway. Early interest is expected so to avoid disappointment contact us as sole agents to arrange your viewing today.





ENTRANCE HALL door and window to front aspect, radiator, under stair cupboard, stairs to first floor, doors to:

WC Window to side aspect, radiator, plumbing for WC & hand wash basin as suite not fitted.

LOUNGE 16' 05" x 14' 01" (5m x 4.29m) Bow window to front aspect, radiator, gas fire, double doors to:

DINING ROOM 11' 07" x 10' 01" (3.53m x 3.07m) Sliding doors to conservatory, radiator, door to kitchen.

CONSERVATORY 11' 10" x 9' 10" (3.61m x 3m) Fully double glazed with sliding doors to garden, light and power.

KITCHEN 11' 05" x 9' 10" (3.48m x 3m) Window to rear aspect, doors to hallway and utility, radiator, range of fitted cupboards, units and work surfaces, inset sink unit with mixer tap over, space for cooker with extractor over, integrated fridge and freezer.

UTILITY ROOM 8' x 4' 10" (2.44m x 1.47m) Window to rear aspect, door to garden, work surfaces with plumbing for washing machine and dishwasher, space for tumble dryer, wall mounted boiler.

FIRST FLOOR Landing - Access to loft with pull down ladder and lighting, airing cupboard, doors to:

BEDROOM 1 19' 08 max" x 11' 08" (5.99m x 3.56m) Twin windows to front aspect, radiator, door to:

ENSUITE 9' x 4' (2.74m x 1.22m) Window to front aspect, radiator, shower cubicle, hand wash basin, WC, fully tiled.

BEDROOM 2 11' 01" x 10' 04" (3.38m x 3.15m) Window to rear aspect, radiator.

BEDROOM 3 10' 07" x 8' 03" (3.23m x 2.51m) Window to rear aspect, radiator,

BEDROOM 4 7' 07" x 7' 02" (2.31m x 2.18m) Window to rear aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, panelled bath, hand wash basin, WC, spot lighting, fully tiled.

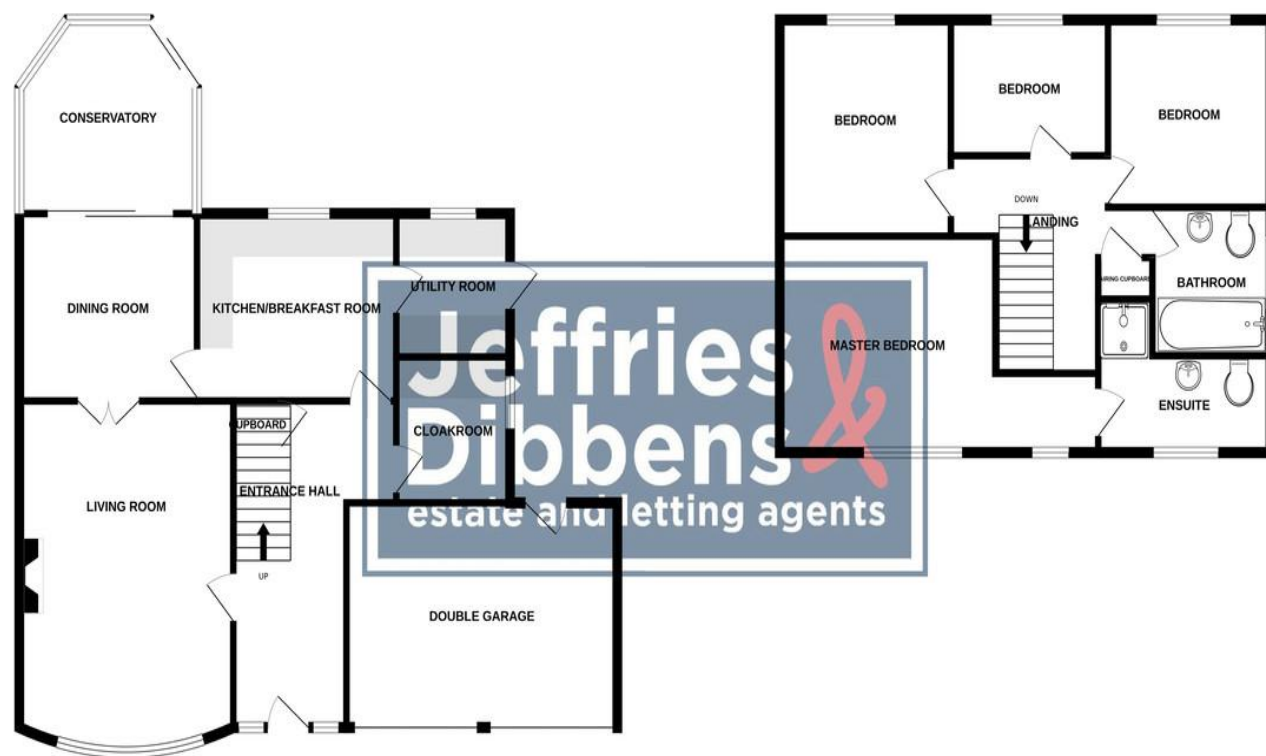
OUTSIDE Front - Lawned area, double width driveway leading to:

DOUBLE GARAGE 17' 03" x 16' 09" (5.26m x 5.11m) Twin electric up and over doors, light and power, door and window to rear garden.

REAR GARDEN Mostly laid to lawn, patio area, mature tree border, outside tap and light.

GROUND FLOOR

1ST FLOOR



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk