



OIEO **£475,000**  
**Wesermarsch Road**  
Cowplain, PO8 8JJ

## PROPERTY SUMMARY

We are delighted to offer for sale this individually built and deceptively spacious 4/5 bedroom detached family home located in Wesermarsch Road, Cowplain. This superb family property is sure to attract immediate interest and internal viewings are essential to fully appreciate the quality of property on offer here. The property boasts 4 first floor double bedrooms, 2 bathroom suites including en-suite facilities to the master bedroom, 3 ground floor reception rooms, downstairs WC, utility room/office and a quite magnificent fitted kitchen. This private gated property provides off road parking and a pleasant rear garden. To arrange your viewing and avoid disappointment contact us immediately!





**ENTRANCE HALL** Radiator, under stair cupboard and fitted concealed storage drawers, laminate flooring, stairs to first floor, doors to:

**KITCHEN** 13' 07" x 10' 01" (4.14m x 3.07m) Window to front aspect, door to side, floor to ceiling mirror fronted radiator, luxury range of 'soft closing' cupboards, units and work surfaces, inset sink unit with mixer 'hose' style tap, integrated dishwasher and washing machine, space for 'Range' style cooker with extractor over, integrated microwave, space for 'American' style fridge freezer, Quartz tiled flooring, spot lighting, Copper splash backs.

**RECEPTION ROOM** 14' 10" x 9' 10" (4.52m x 3m) Window to front aspect, radiator, matching laminate flooring, door to:

**OFFICE/UTILITY** 9' 10" x 4' (3m x 1.22m) Wall mounted boiler, light and power, cupboards and units, space for desk.

**LOUNGE** 16' 09" x 11' 02" (5.11m x 3.4m) Double doors to rear garden, radiator, gas fire, matching laminate flooring, double doors to:

**DINING ROOM** 11' 04" x 8' 10" (3.45m x 2.69m) Double doors to rear garden, radiator, matching laminate flooring.

**WC** Window to side aspect, radiator, WC and handwash basin with vanity surround and cupboard under, spot lighting, tiled flooring, part mirror tiled surround.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 19' 04" x 9' 02" (5.89m x 2.79m) Window to front aspect, radiator, built in mirror fronted wardrobes, door to:

**ENSUITE** Window to front aspect, heated towel rail, shower, WC, hand wash basin with vanity surround and cupboard under, spot lighting, extractor, fully tiled.

**BEDROOM 2** 14' 01" x 9' 11" (4.29m x 3.02m) Window to front aspect, radiator.

**BEDROOM 3** 11' 03" x 8' 10" (3.43m x 2.69m) Window to rear aspect, radiator.

**BEDROOM 4** 11' 02" x 7' 09" (3.4m x 2.36m) Window to rear aspect, radiator.

**BATHROOM** 9' 02" x 7' 02" (2.79m x 2.18m) Window to rear aspect, heated towel rail, shower, panelled bath, hand wash basin and WC with vanity surround and cupboard under, spot lighting, fully tiled.

**OUTSIDE** Front - Walled front garden with attractive railings and wrought iron double gates leading to driveway parking for several vehicles, gated side access to:

**REAR GARDEN** Mostly laid to lawn, patio area, decked area, 3 sheds, outside tap and light, power point.





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		
(92-100) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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