



GUIDE PRICE
£560,000
Cowdray Close
Waterlooville, PO7 5GF

PROPERTY SUMMARY

Tucked away in a quiet-cul-de-sac close to local woodlands and bridle paths, we are delighted to offer for sale this stunning detached family home in Cowdray Close. Built by Redrow Homes only 3 years ago and located in the highly regarded Oak Vale development this beautifully presented and extended property will attract immediate interest. Part of the 'Heritage' range this property is a 'Lifestyle Leamington' and boasts 3 double bedrooms each with their own en-suite bathroom and a dressing room to the master. On the ground floor the property has been significantly enhanced and now boasts a luxury kitchen/diner with centre island which opens on to an extended dining area/orangery with Lantern style roof. There is a good sized separate lounge, utility room and a ground floor WC. Externally there is a detached garage with double width driveway and a well maintained rear garden. Property of this quality rarely come to the market and internal viewings are very strongly advised!





ENTRANCE HALL Radiator, storage cupboard, stairs to first floor, door to:

WC Window to front aspect, radiator, wash hand basin, W.C.

LOUNGE 18' 4" x 11' 10" (5.59m x 3.61m) Bay window to front aspect, radiator.

KITCHEN 25' 1" x 12' 5" (7.65m x 3.78m) Window to rear aspect, radiator, under stairs storage cupboard, centre island with breakfast bar, a range of wall and base units incorporating sink unit, integrated fridge/freezer, dish washer, built in hob with fan over, built in oven, under unit and spot lighting, door leading to utility room, opening to:

DINING ROOM/ORANGERY 12' 7" x 8' 5" (3.84m x 2.57m) Lantern style roof, two windows to side aspect, windows and double doors leading to rear garden, radiator, spot lighting.

LANDING Radiator, access to all bedrooms.

BEDROOM 1 13' 3" x 11' 10" (4.04m x 3.61m) Bay window to front aspect, radiator, door leading to en-suite, door to:

DRESSING ROOM 8' 4" x 5' 5" (2.54m x 1.65m) Range of hanging and storage space.

ENSUITE 9' 1" x 7' 8" (2.77m x 2.34m) Two sets of windows to front aspect, heated towel rail, shower cubicle, panelled bath, wash hand basin, W.C, storage cupboard.

BEDROOM 2 11' 5" x 11' 4" (3.48m x 3.45m) Window to rear aspect, radiator, door to:

EN-SUITE Window to rear aspect, shower cubicle, heated towel rail, wash hand basin, W.C.

BEDROOM 3 13' 3" x 9' 2" (4.04m x 2.79m) Window to rear aspect, radiator, door to:

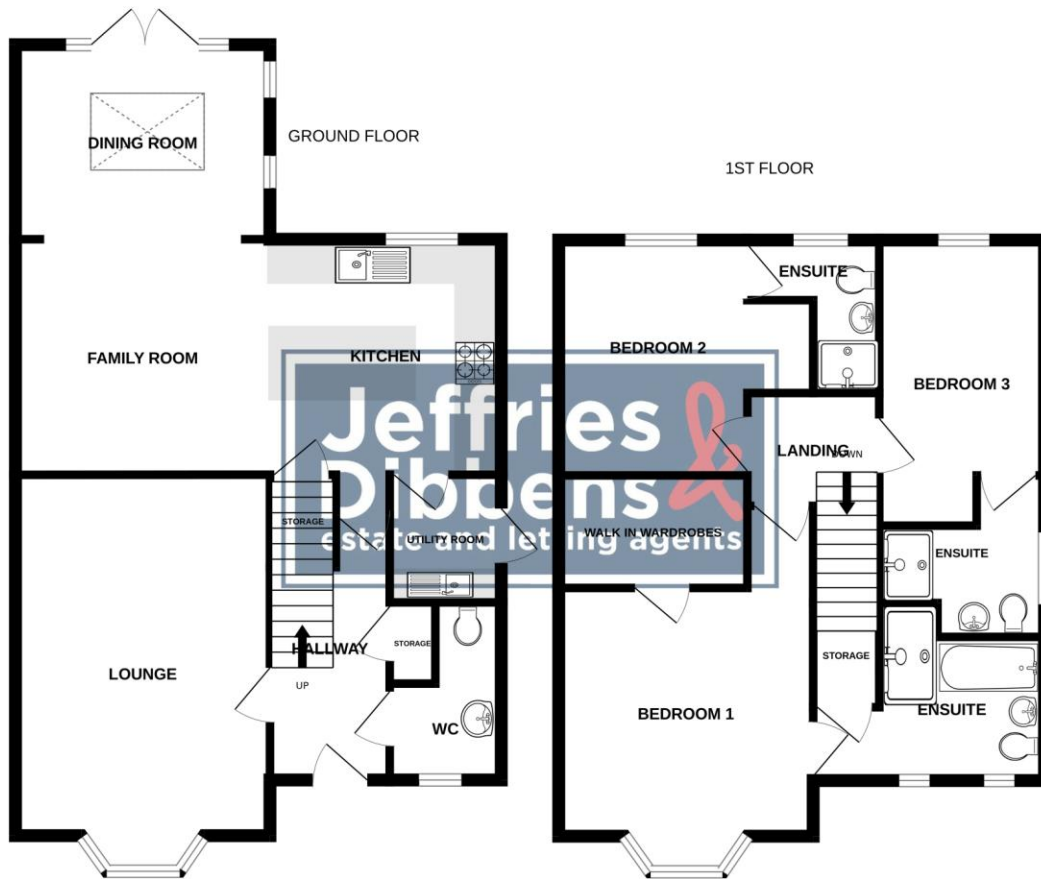
ENSUITE Window to side aspect, shower cubicle, heated towel rail, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Large area laid to lawn, patio laid area, gated side access, outside light and tap, gated bin storage.

FRONT GARDEN Area laid to lawn, block paved double width driveway providing off road parking giving access to:

GARAGE 19' 8" x 10' 5" (5.99m x 3.18m) Up and over garage door, power and light.



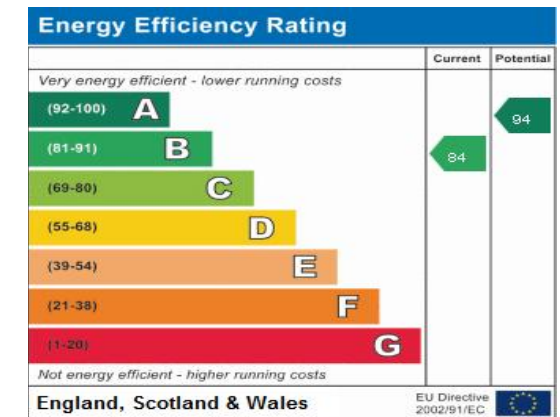
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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