



£349,995
Purbrook Gardens
Purbrook, PO7 5LE

PROPERTY SUMMARY

Tucked away in the corner of a quiet cul-de-sac and boasting 4/5 bedrooms we are delighted to offer for sale this versatile and spacious family property in Purbrook Gardens. We believe this property is an ideal family home and internal viewings are highly recommended. The property boasts 4 well proportioned first floor bedrooms, family bathroom suite, an additional ground floor bedroom 5/office, modern fitted kitchen and 2 further reception rooms. Externally there is a low maintenance rear garden and considerable off road parking. To arrange your viewing contact us as sole agents today!





ENTRANCE HALL Front aspect double glazed window and door, door to:

LOUNGE 14' 1" x 13' 7" (4.29m x 4.14m) Front aspect double glazed window, radiator, dado rail, T.V point, stairs to first floor, doors to study/bedroom 5 and kitchen, open to:

DINING ROOM 10' x 9' 2" (3.05m x 2.79m) Rear aspect double glazed window and French doors to garden, radiator.

STUDY/BEDROOM 5 11' 2" x 7' 8" (3.4m x 2.34m) Side aspect double glazed window, radiator.

KITCHEN 12' 10" x 9' 10" (3.91m x 3m) Rear aspect double glazed window, side aspect double glazed door to garden, range of fitted eye and base level units with work tops over, soft close doors, brick style tiled splash backs, under unit lighting, space for washing machine, one and a half sink unit with mixer tap, space for American style fridge/freezer, fitted double oven, hob with splash back and extractor hood over.

FIRST FLOOR Access to loft, doors to:

BEDROOM 1 14' 2" x 10' 6" (4.32m x 3.2m) Front aspect double glazed window with bespoke shutters, radiator, fitted wardrobes.

BEDROOM 2 10' 1" x 9' 2" (3.07m x 2.79m) Rear aspect double glazed window, radiator, radiator, fitted wardrobe.

BEDROOM 3 13' 1" x 7' 10" (3.99m x 2.39m) Front aspect double glazed window with bespoke shutter, radiator, radiator.

BEDROOM 4 10' 8" x 6' 6" (3.25m x 1.98m) Rear aspect double glazed window, radiator.

BATHROOM Rear aspect double glazed window, linen cupboard, heated towel rail, vanity unit incorporating W.C and wash hand basin, bath with shower screen and shower over, extractor, tiled splash backs.

OUTSIDE Front - The property has an area of block paved parking for multiple vehicles, and there is side pedestrian access to the rear garden.

REAR GARDEN Landscaped garden which has a patio and an area of artificial lawn.





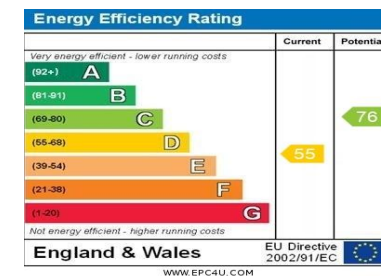
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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