

**Offers In Excess Of £400,000**

**Taylor Close**

Purbrook, PO7 5GE

## PROPERTY SUMMARY

We are delighted to offer for sale this beautiful 3 bedroom detached modern family home located in Purbrook. The property boasts separate lounge, kitchen/dining room with separate utility room, downstairs W.C, 3 well proportioned first floor bedrooms with ensuite to master and family bathroom. Externally there is a wonderful landscaped low maintenance rear garden, garage which has been converted currently used as an office and parking. To arrange your viewing contact us as sole agents today!





**HALL** Window to side aspect, radiator, doors to the lounge and kitchen/dining room, stairs to first floor, under stairs storage cupboard, door to:

**WC** Wash hand basin, radiator, W.C.

**LOUNGE** 12' 11" x 12' 0" (3.94m x 3.66m) Window to front aspect, radiator.

**KITCHEN/DINER** 18' 1" x 9' 4" (5.51m x 2.84m) Window to rear aspect, a range of wall and base units with work surfaces and sink unit, integral gas hob with extractor over, integral oven, dishwasher and fridge/freezer, French style doors leading to the rear garden, radiator, door to:

**UTILITY ROOM** Base units with work surfaces over, integral washing machine, space for tumble dryer, wall mounted boiler, side aspect door, radiator, built in larder cupboard.

**LANDING** Doors to all first floor rooms, access to the loft, built storage cupboard.

**BEDROOM 1** 13' 0" x 9' 8" (3.96m x 2.95m) Window to front aspect, radiator, built in wardrobes, door to the ensuite.

**ENSUITE** Window to front aspect, shower enclosure with folding door, W.C, wash hand basin, radiator.

**BEDROOM 2** 9' 5" x 9' 4" (2.87m x 2.84m) Window to respect, radiator.

**BEDROOM 3** 9' 5" x 8' 3" (2.87m x 2.51m) Window to respect, radiator.

**BATHROOM** Panel enclosed bath, wash basin in pedestal, radiator, side aspect window, W.C.

## **OUTSIDE**

**OFF ROAD PARKING** To the side of the property space for 2 cars leading to the garage.

**OFFICE/ CONVERTED GARAGE** 12' 6" x 9' 0" (3.81m x 2.74m) Window to side aspect, power and light, private door to rear garden, with some storage to the front accessible via up and over garage door.

**REAR GARDEN** Enclosed by wall and fence, patio laid areas, artificially laid lawn, gated side pedestrian access.





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.  
Made with Metropix ©2024

**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>96</b>
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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



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

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