



**£595,000**  
**Priory Gardens**  
Waterlooville, PO7 7RS

## PROPERTY SUMMARY

Located in a quiet cul-de-sac off one of Waterlooville's premier roads, we are delighted to offer for sale this 'show home' standard 4 bedroom detached property in Priory Gardens. This immaculate family home really does need to be seen internally to be fully appreciated. The property boasts 4 first floor bedrooms (3 of them very generous doubles), a superb bathroom suite, 2 reception rooms, additional WC and a magnificent fitted kitchen. Externally there is a very private rear garden with views towards Jubilee Park, a 31ft long garage and a separate out building with light, power and air conditioning. Properties of this standard rarely come to market and internal viewings are very strongly advised to fully appreciate this wonderful property has to offer.





**ENTRANCE HALL** Door and window to front aspect, radiator, stairs to first floor, doors to:

**WC** Window to side aspect, radiator, WC, hand wash basin with cupboard under.

**KITCHEN** 17' 01" max x 11' 10" max (5.21 m x 3.61 m) Dual windows to front aspect, door to side, floor to ceiling radiator, extensive range of luxury cupboards, units and work surfaces incorporating glass sink unit with 'hose' style mixer tap, integrated double oven, induction hob and extractor, integrated full length fridge and freezer, integrated dishwasher, plumbing for washing machine, space for tumble dryer, under unit lighting, concealed wall mounted boiler (new in 2023).

**LOUNGE** 16' 04" x 11' 10" (4.98 m x 3.61 m) Windows to side and rear aspects, radiator, media wall with subtle lighting, air conditioning, open to:

**DINING ROOM** 11' 10" x 10' 04" (3.61 m x 3.15 m) Windows to rear and side aspects, radiator.

**FIRST FLOOR** Landing - Radiator, access to loft, doors to:

**BEDROOM 1** 12' 11" + wardrobes x 11' 11" (3.94 m x 3.63 m) Window to rear aspect, radiator, air conditioning, extensive range of bespoke fitted bedroom furniture including wardrobes and dresser units.

**BEDROOM 2** 13' 04" x 9' 11" (4.06 m x 3.02 m) Window to front aspect, radiator, air conditioning.

**BEDROOM 3** 11' 11" x 11' 07" + wardrobes (3.63 m x 3.53 m) Windows to side and rear aspects, radiator, air conditioning, built in wardrobes.

**BEDROOM 4** 7' 11" max x 6' 11" max (2.41 m x 2.11 m) Window to front aspect, radiator, built in storage.

**BATHROOM** 7' 04" x 5' 10" (2.24 m x 1.78 m) Window to front aspect, 2 heated towel rails, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboards under.

**OUTSIDE** Front - Mostly paved with off road parking, outside lighting, own driveway with carport leading to:

**GARAGE** 31' 04" x 9' (9.55 m x 2.74 m) Electric roller door, light and power, electric heaters, roof space storage, door to rear garden.

**REAR GARDEN** Mostly lawned with large Indian Sandstone patio area, outside lighting, shed, gated side access.

**OUTBUILDING** 11' 07" x 8' 11" (3.53 m x 2.72 m) Window and double doors to front aspect, air conditioning, light and power.

GROUND FLOOR

1ST FLOOR



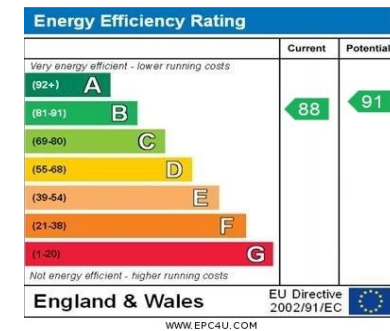
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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