



**£512,500**  
**Mill Close**  
Denmead, PO7 6PE



## PROPERTY SUMMARY

Boasting a semi rural location in the highly regarded village of Denmead, we are delighted to offer for sale this wonderfully presented and 4 double bedroom detached house down the cul de sac of Mill Close. The property boasts 4 first floor double bedrooms, modern bathroom suite, large lounge, downstairs WC, modern fitted kitchen and dining room. Externally there is off road parking, garage and a rear garden. Early interest is expected in this wonderful family home so to avoid disappointment contact us today to arrange your viewing!





**PORCH** Door to:

**HALLWAY** Doors to all ground floor rooms, radiator, under stairs storage cupboard, door leading to:

**WC** Window to side aspect, wash hand basin, W.C.

**LOUNGE** 20' 10" x 11' 11" (6.35m x 3.63m) 2 sets of windows to front aspect, 2 sets of radiators, log burner.

**DINING ROOM** 11' 1" x 9' 11" (3.38m x 3.02m) Doors to rear garden, radiator.

**KITCHEN** 10' 11" x 10' 4" (3.33m x 3.15m) Window to rear aspect, door to outside, a range of wall and base units incorporating sink unit, built in oven with hob over, space for fridge freezer, space and plumbing for wish washer and washing machine.

**LANDING** Window to side aspect, radiator, loft access.

**BEDROOM** 9' 10" x 9' 8" (3m x 2.95m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM** 10' 7" x 10' 5" (3.23m x 3.18m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM** 9' 11" x 10' 7" (3.02m x 3.23m) Window to rear aspect, radiator, built in wardrobes.

**BEDROOM** 10' 6" x 8' 1" (3.2m x 2.46m) Window to rear aspect, radiator, 2 built storage cupboards.

**BATHROOM** Window to side aspect, radiator, bath with shower over, wash hand basin, W.C.

**OUTSIDE**

**REAR GARDEN** Gated side access either side, decking area, laid patio, private door to garage, outside light and tap, access to.

**OUTBUILDING** 13' 7" x 10' 7" (4.14m x 3.23m) Power and light, window.

**FRONT GARDEN** Tarmac laid driveway, area laid to lawn, access to garage.

**GARAGE** Up and over garage door.

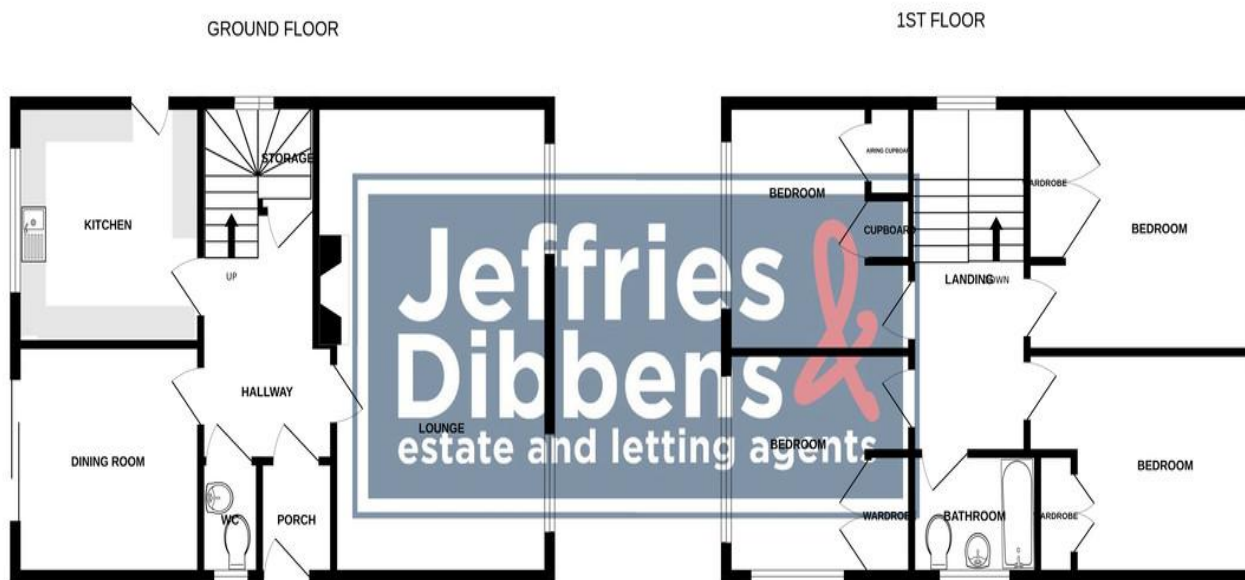


**LOCAL AUTHORITY**  
Winchester City Council

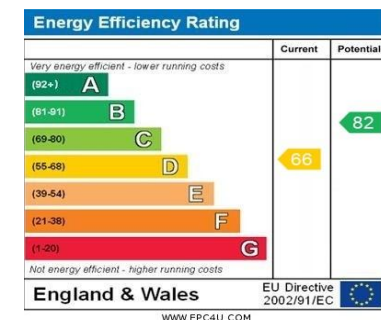
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



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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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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