



**OIRO £350,000**

**Sandpiper Close**

Horndean, PO8 9EF



## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in a popular area of Horndean, we are delighted to offer for sale this well presented 3 bedroom semi detached house in Sandpiper Close. We believe this property is an ideal first purchase and internal viewings are very strongly advised. The property has a number of benefits including 3 well proportioned first floor bedrooms, a modern bathroom suite, fitted kitchen, through lounge/diner, conservatory and an additional WC. Externally there is a good sized west facing rear garden and a garage with own driveway providing off road parking. Sandpiper Close is conveniently located close to several popular schools and green spaces. To arrange your viewing contact us as sole agents today!







**ENTRANCE HALL** Door to front, door to lounge, door to:

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

**LOUNGE** 14' 07" max x 14' 05" (4.44m x 4.39m) Window to front aspect, stairs to first floor, storage cupboard, 2 radiators, opening to:

**DINING ROOM** 12' 05" x 8' 03" (3.78m x 2.51m) Sliding door to conservatory, radiator, opening to kitchen.

**KITCHEN** 12' 08" x 5' 11" (3.86m x 1.8m) Window and door to rear aspect, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with hose style mixer tap, plumbing for washing machine, integrated oven, hob, extractor and fridge, plumbing for washing machine, tiled flooring.

**CONSERVATORY** 11' 07" x 9' 07" (3.53m x 2.92m) Fully double glazed with double doors to garden, light and power.

**FIRST FLOOR** Landing - Cupboard over the stairs, access to loft, doors to:

**BEDROOM 1** 14' 04" into wardrobes x 8' 03" (4.37m x 2.51m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 2** 12' 07" x 8' 03" (3.84m x 2.51m) Window to rear aspect, radiator.

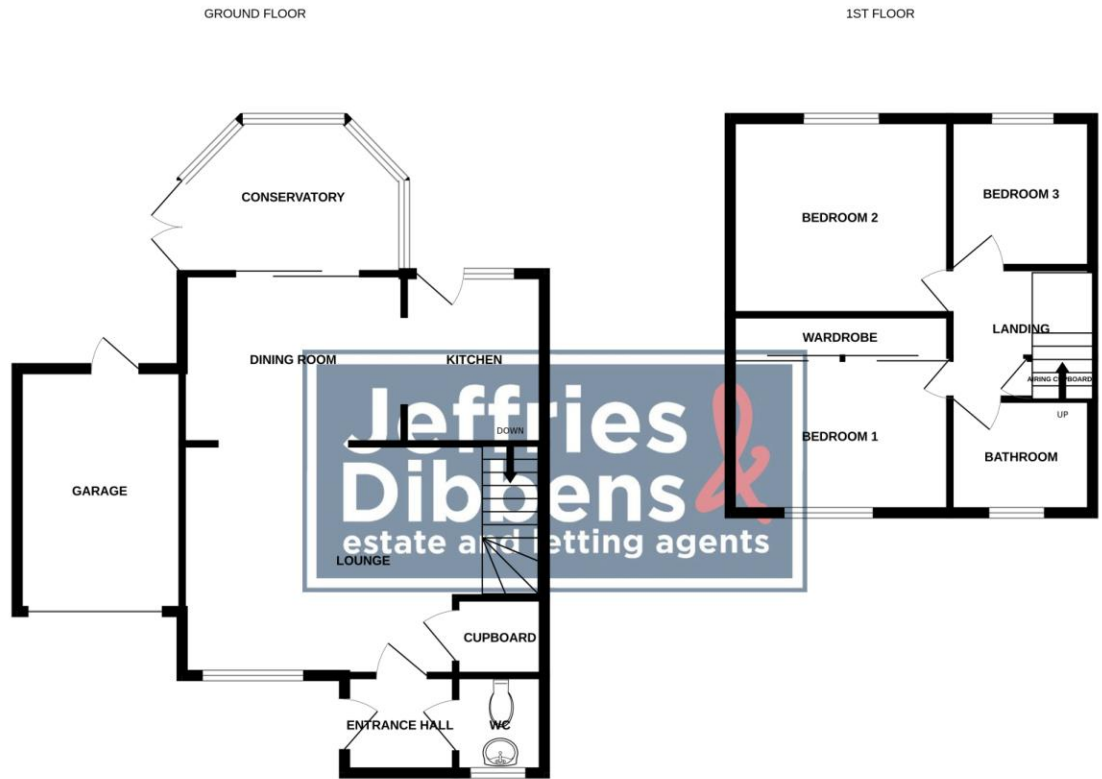
**BEDROOM 3** 10' 02" x 6' (3.1m x 1.83m) Window to rear aspect, radiator.

**BATHROOM** Window to front aspect, radiator, panelled bath with shower over, WC, hand wash basin, tiled flooring and part surround.

**OUTSIDE** Front - Lawned area, electric charging point, own driveway leading to:

**GARAGE** Up and over door, light and power, roof void storage, personal door to:

**REAR GARDEN** Mostly laid to lawn and large patio area, rear decked area, outside tap and lighting, sleeper style flower borders.



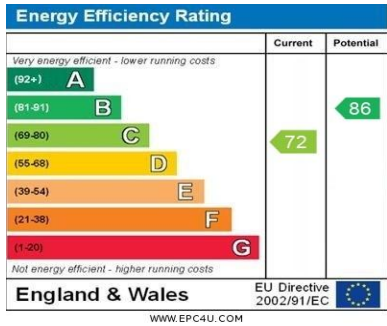
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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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