



£560,000
Warbler Close
Horndean, PO8 9DU

PROPERTY SUMMARY

STUNNING FAMILY HOME IN HIGHLY REGARDED LOCATION! Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautiful and immaculately presented 4 bedroom detached family home in a highly sought after area of Horndean. Occupying a prominent corner position and cul-de-sac location early interest is assured. The property has a large number of benefits including 4 double bedrooms, 3 reception rooms, modern fitted kitchen with separate utility room, 2 bathroom suites and a conservatory. Externally there is a very well maintained rear garden and a garage with driveway parking. The property is conveniently located close to very popular local schools, has great access to the A3 and is also close to local woodlands and recreation space. Property of this quality rarely become available and internal viewings are essential!





ENTRANCE HALL Radiator, stairs to first floor, Oak flooring, doors to:

STUDY 7' 10" x 7' 10" (2.39m x 2.39m) Window to front aspect, radiator, Oak flooring.

KITCHEN/BREAKFAST ROOM 11' 04" x 9' 10" (3.45m x 3m) Windows to front and side aspects, kick board radiator, range of fitted cupboards, units and composite work surfaces, single bowl stainless steel sink unit with mixer tap, integrated double oven, induction hob and extractor, integrated dishwasher, fridge and freezer, wall mounted boiler, Oak flooring, spot lighting, door to:

UTILITY ROOM 8' 05" x 6' 10" (2.57m x 2.08m) Double glazed door to side aspect, radiator, work surface with matching units, plumbing for washing machine, space for tumble dryer, storage cupboard, tiled flooring.

WC Window to side aspect, heated towel rail, W.C, hand wash basin, tiled flooring, half tiled surround.

RECEPTION ROOM 13' 02" x 10' 06" (4.01m x 3.2m) Windows to side and rear aspects, radiator.

LOUNGE 13' 04" x 11' 02" (4.06m x 3.4m) Double doors to rear, 2 radiators, log burner with surround.

CONSERVATORY 9' 10" x 9' 10" (3m x 3m) Fully double glazed with double doors to garden, double radiator, tiled flooring, power.

FIRST FLOOR Landing - Window to side aspect, access to loft, airing cupboard, doors to:

BEDROOM 1 15' 11" max x 9' 09" (4.85m x 2.97m) Window to front aspect, radiator, built in wardrobe, panelled wall, door to:

ENSUITE Window to side aspect, heated towel rail, shower cubicle, W.C, hand wash basin, extractor, part tiled surround, tiled flooring.

BEDROOM 2 13' 03" max x 11' 02" max (4.04m x 3.4m) Window to rear aspect, radiator, fitted wardrobes, panelled wall.

BEDROOM 3 10' 05" x 9' 09" (3.18m x 2.97m) Window to front aspect, radiator, fitted wardrobe, panelled wall.

BEDROOM 4 10' 09" x 7' 08" (3.28m x 2.34m) Window to rear aspect, radiator, panelled wall.

BATHROOM Window to side aspect, heated towel rail, panelled bath, hand wash basin, W.C, tiled flooring, extractor, part tiled surround.

OUTSIDE Front - Mostly laid to lawn, own driveway leading to:

GARAGE 18' 11" x 8' 09" (5.77m x 2.67m) Up and over door, light and power, personal door to:

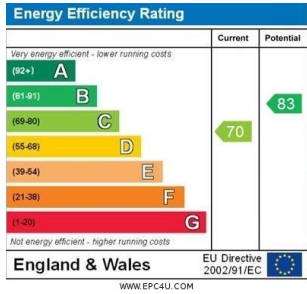
REAR GARDEN Very well maintained and landscaped rear garden that is predominantly laid to lawn with patio area, range of mature shrub and flower borders with sunken railway sleepers, gated side access, outside tap, large timber shed, side storage area with further shed.

LOCAL AUTHORITY
East Hampshire District Council

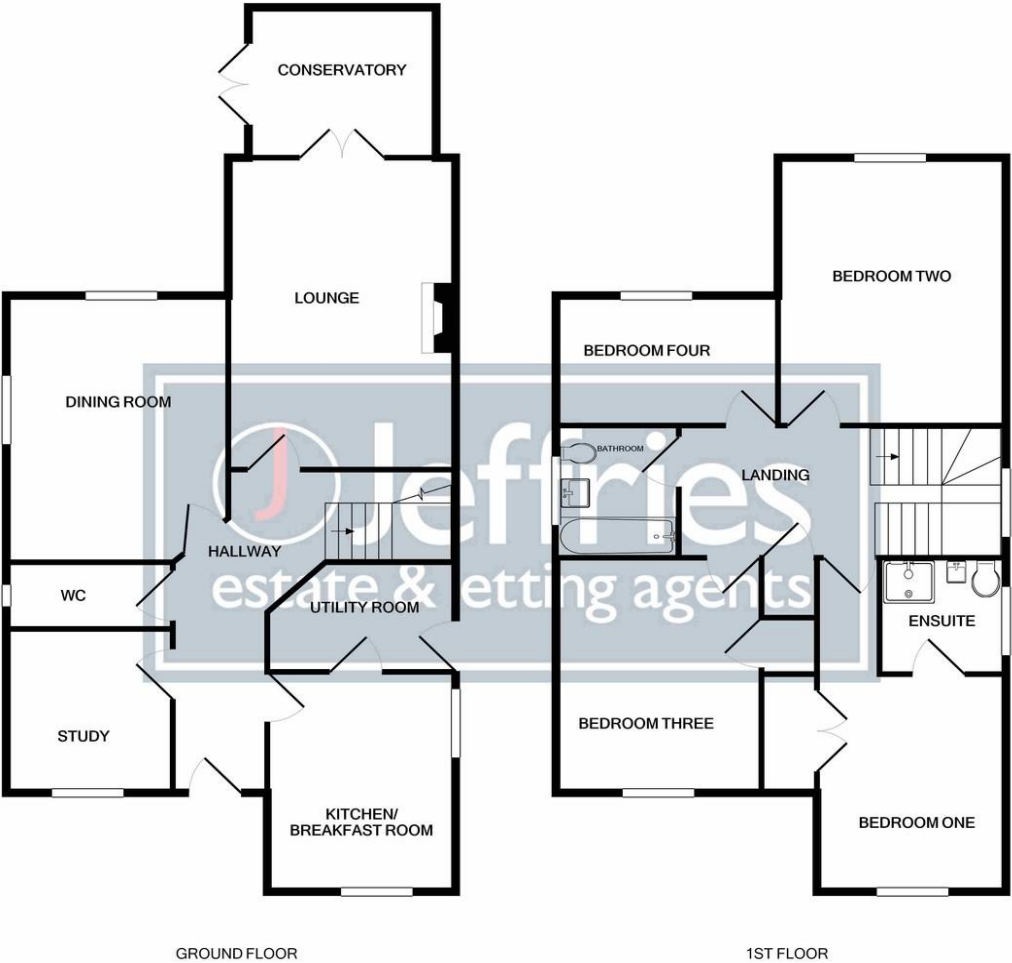
TENURE
Freehold

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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