



Guide Price **£395,000**

**Sunnymead Drive**

Waterlooville, PO7 6BN



## PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautifully presented and extended 3 bedroom semi detached bungalow on the very popular 'Berg' estate in Waterlooville. The property has been significantly improved by the current owner and early interest is expected. The property has a large number of benefits including an extended lounge/diner, modern fitted bathroom suite, modern fitted kitchen with matching utility room and 3 bedrooms. Externally there is a large and well maintained rear garden, separate garage with long driveway and brick built outbuilding/workshop/office. Properties of this quality attract immediate interest so to avoid disappointment contact us as sole agents today!





**FRONT** Driveway providing off road parking for multiple vehicles, lawn area, front door to property.

**HALLWAY** Radiator, doors to;

**BEDROOM ONE** 12' 05 max" x 11' 11 into bay" (3.78m x 3.63m) Bay window to front aspect, radiator.

**BEDROOM TWO** 12' 01 max" x 8' 09 max" (3.68m x 2.67m) Window to front aspect, radiator.

**BEDROOM THREE** 10' 01" x 6' 02" (3.07m x 1.88m) Window to side aspect, radiator.

**BATHROOM** Window to side aspect, radiator, panel enclosed bath, corner shower cubicle, wash hand basin and WC.

**DINING AREA** 14' 02" x 12' 04" (4.32m x 3.76m) Radiator, gas fire, archway to kitchen, opening to lounge.

**LOUNGE** 15' 03" x 10' 11" (4.65m x 3.33m) Window and sliding door to rear garden, radiator.

**KITCHEN** 11' 00" x 10' 01" (3.35m x 3.07m) Window to side aspect, range of wall and base units, range cooker with extractor fan over, space for fridge and freezer, sink and drainer unit, access to utility room.

**UTILITY ROOM** Window to side aspect, range of storage units, plumbing for washing machine, wall mounted boiler, door to garden.

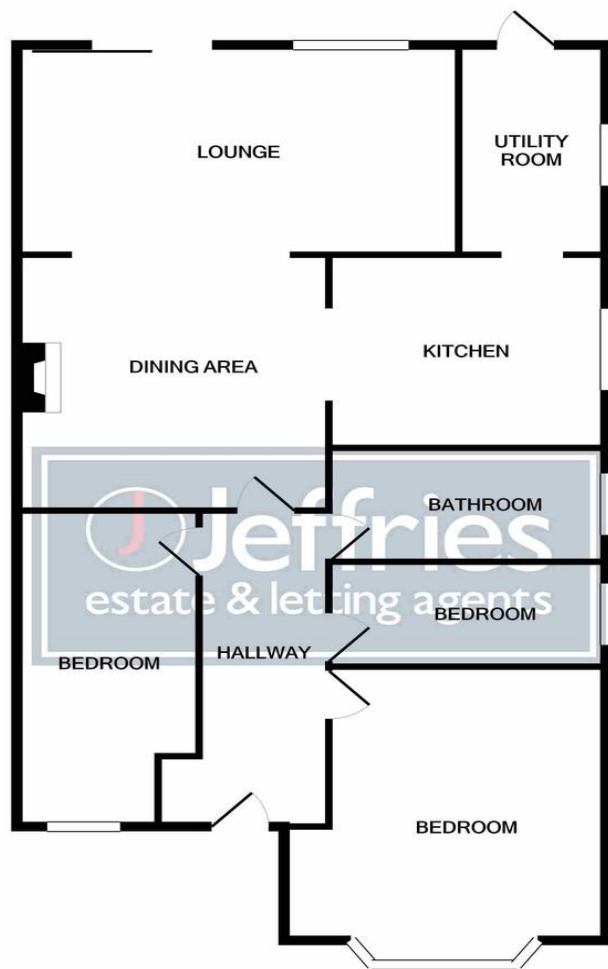
**REAR GARDEN** Mainly laid to lawn, patio area, mature shrubs and bushes, access to;

**GARAGE** 25' 00" x 9' 06" (7.62m x 2.9m) Electric roller garage door, power and lighting.

**OFFICE/WORKSHOP** 12' 05" x 8' 07" (3.78m x 2.62m) Window to side and rear aspect, power and lighting.







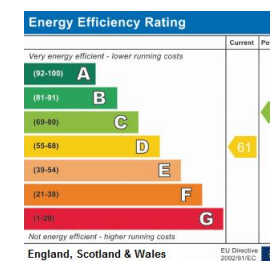
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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