



£525,000
Balmoral Drive
Purbrook, PO7 5EL

PROPERTY SUMMARY

Balmoral House is an individually built and impressive 4 bedroom detached family home that is offered for sale via Jeffries & Dibbens estate agents. Tucked away in a quiet cul-de-sac in Purbrook and boasting a detached double garage this spacious property is sure to attract immediate interest. The property offers 4 well proportioned first floor bedrooms, 2 bathroom suites, 2 reception rooms, fitted kitchen with separate utility room, W.C and an impressive reception hall. Externally there is a private rear garden and a detached double garage with long private driveway providing considerable off road parking. Jeffries & Dibbens strongly recommend internal viewings which can be arranged by calling 02392 231100.





ENTRANCE PORCH Double doors to front, door leading to:

RECEPTION HALL Window to front aspect, riled flooring, storage cupboard, stairs to first floor, doors to:

WC Window to front aspect, radiator, W.C, hand wash basin, tiled flooring.

LOUNGE 22' 4" x 11' 8" (6.81m x 3.56m) Windows to front and side aspects, sliding doors to rear garden, 2 radiators, feature fireplace.

DINING ROOM 11' 11" x 9' 9" (3.63m x 2.97m) Sliding doors to rear garden, radiator.

KITCHEN 11' 11" x 8' 8" (3.63m x 2.64m) Windows to side and rear aspects, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit, built in oven, hob and extractor, integrated dishwasher, space for fridge freezer, door to:

UTILITY ROOM 7' x 7' (2.13m x 2.13m) Window and door to side, wall units with work surface, boiler, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR Landing - Window to front aspect, access to loft, doors to:

BEDROOM 1 11' 7" x 10' 10" (3.53m x 3.3m) Window to rear aspect, radiator, door to:

ENSUITE Window to front aspect, radiator, shower cubide, hand wash basin, W.C, cupboard housing hot water tank, part tiled.

BEDROOM 2 11' 9" x 10' 5" (3.58m x 3.18m) Window to front aspect, radiator.

BEDROOM 3 11' 9" x 8' 6" (3.58m x 2.59m) Window to rear aspect, radiator.

BEDROOM 4 8' 2" x 7' 6" (2.49m x 2.29m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, radiator, radiator, panelled bath with shower over, W.C, hand wash basin, part tiled.

OUTSIDE Front - The front of the property benefits from mature trees and shrubbery, a brick built wall with gated access provides ample driveway parking and leads to:

DOUBLE GARAGE 20' 06" x 18' (6.25m x 5.49m) Up and over door, light and power, pitched roof.

REAR GARDEN Private and secluded rear garden, mostly laid to patio with decked area and further mature trees, gated pedestrian access, outside tap and lighting.

GROUND FLOOR

1ST FLOOR



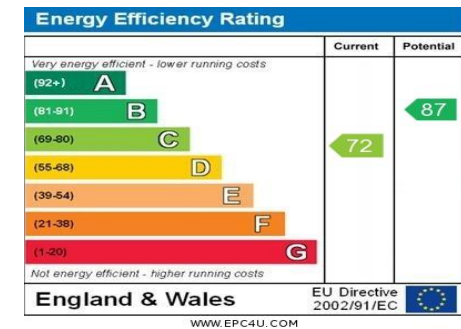
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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