



£825,000
Stakes Hill Road
Waterlooville, PO7 7BT

PROPERTY SUMMARY

Situated a short distance from Waterlooville town centre and boasting both spacious and flexible living accommodation, Jeffries Estate Agents are delighted to offer for sale this fabulous 5 bedroom detached property in Stakes Hill Road. Conveniently located close to local schools, amenities and transport links early interest is expected. We feel that this property, with its generously proportioned rooms and flexible layout, is ideally suited to families or those looking for properties with an ANNEXE. The property boasts 4 well proportioned first floor bedrooms with modern fitted bathrooms on both floors, 3 good sized reception rooms, kitchen, conservatory and additional kitchen/utility room, internal viewing is strongly advised. Externally the property is set back from the road which provides considerable off road parking as well as a garage and a stunning large rear garden. Early interest is expected so to avoid disappointment contact us as sole agents.





PORCH Door to garage, door to:

ENTRANCE HALL Window to side aspect, radiator, under stairs storage cupboard, wood flooring throughout, stairs leading to first floor, door to:

DINING ROOM 14' 9" x 11' 5" (4.5m x 3.48m) Window to front and side aspect, wood flooring throughout, radiator.

KITCHEN 14' 10" x 9' 10" (4.52m x 3m) Windows to front and side aspect, door leading to outside, a range of wall and base units incorporating sink unit, built in double oven, hob with fan over, built in dish washer, fridge and freezer.

LOUNGE 20' 5" x 12' 6" (6.22m x 3.81m) Windows to rear and side aspect, radiator, log burner with oak surround and wood flooring throughout, doors to:

CONSERVATORY Windows to all aspect, doors to rear garden.

SHOWER ROOM Window to side aspect, heated towel rail, shower cubicle, wash hand basin, W.C.

FAMILY ROOM 15' 6" x 9' 4" (4.72m x 2.84m) Window to side aspect, by folding doors to rear garden, radiator, wood flooring throughout, door to:

HALLWAY Radiator, doors to front aspect, wood flooring throughout. door leading to:

BEDROOM 5 11' 4" x 9' 10" (3.45m x 3m) Window to rear aspect, radiator, built in wardrobes.

KITCHEN/UTILITY ROOM 6' 9" x 6' 4" (2.06m x 1.93m) Window to front aspect, a range of wall and base units incorporating sink unit, space and plumbing for washing machine, space for fridge/freezer.

LANDING Window to side aspect, access to loft, 2 sets of storage cupboards.

BEDROOM 1 15' 5" x 12' 10" (4.7m x 3.91m) Windows to rear and side aspect, built in wardrobes, heater.

BEDROOM 2 15' 0" x 11' 5" (4.57m x 3.48m) Window to front aspect, radiator, wash hand basin.

BEDROOM 3 15' 0" x 9' 5" (4.57m x 2.87m) Window to front aspect, radiator, wall mounted boiler.

BEDROOM 4 10' 4" x 9' 5" (3.15m x 2.87m) Windows to rear aspect, radiator.

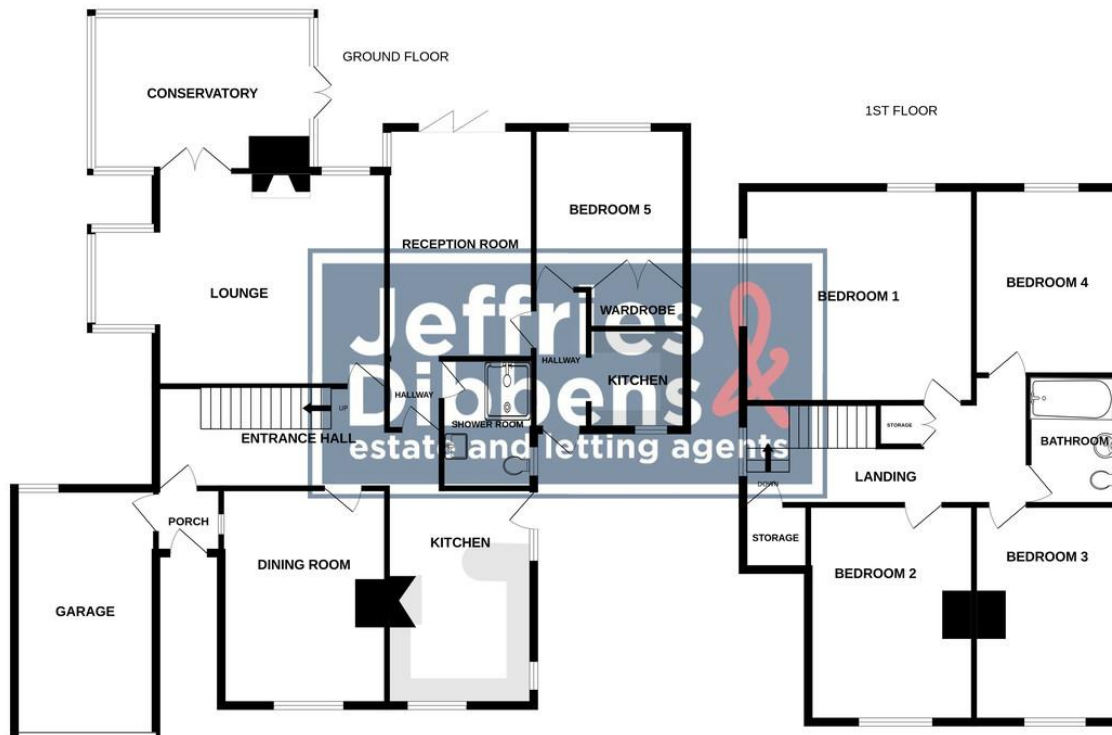
BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Large rear garden laid to lawn, patio area with large fixed pergola, outside light tap.

FRONT GARDEN Considerable off block paved off road parking giving access to:

GARAGE Up and over garage door, power and light, window to rear aspect.



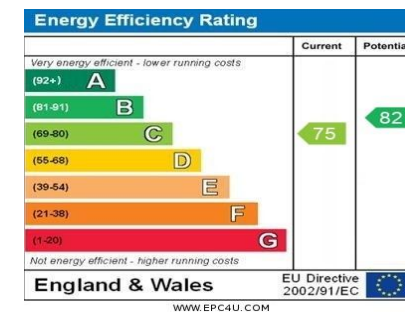
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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