



**£415,000**  
**Yoells Lane**  
Lovedean, PO8 9SP

## PROPERTY SUMMARY

Located in a highly regarded area of Lovedean and within walking distance of popular schools and protected woodland, we are delighted to offer for sale this beautifully presented 3 bedroom semi detached property in Yoells Lane. This spacious family property is certain to attract immediate interest and early viewing is strongly advised. The property has a large number of benefits including 3 good sized bedrooms, a fabulous 4 piece bathroom suite, lounge, very well fitted open plan kitchen/diner, utility room, conservatory and additional WC. Externally there is a landscaped south facing rear garden, 21ft long garage and off road parking for 4 vehicles. To arrange your viewing and avoid disappointment contact us as sole agents today.





**ENTRANCE HALL** Floor to ceiling radiator, tiled flooring, stairs to first floor, doors to:

**WC** Window to side aspect, heated towel rail, hand wash basin with cupboard under, WC, fully tiled.

**KITCHEN/DINER** 18' 10" x 11' 10" (5.74m x 3.61m) Window and sliding doors to rear, floor to ceiling radiator, extensive range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and hose style mixer tap, built in triple oven with 6 ring gas hob and extractor, integrated dishwasher, space for 'American' style fridge freezer, breakfast bar, under unit lighting.

**LOUNGE** 16' 03" x 10' 10" (4.95m x 3.3m) Window to front aspect, radiator.

**CONSERVATORY** 17' 04" x 13' (5.28m x 3.96m) Fully double glazed with double doors to rear and door to side, floor to ceiling radiator, light and power.

**UTILITY ROOM** 7' 11" x 6' 02" (2.41m x 1.88m) Window and door to rear garden, door to integral garage, cupboards and work surfaces, plumbing for washing machine, space for tumble dryer.

**FIRST FLOOR** Landing - Storage cupboard, access to loft, doors to:

**BEDROOM 1** 14' 11" x 10' 10" max (4.55m x 3.3m) Window to front aspect, radiator, built in wardrobes, built in storage cupboards.

**BEDROOM 2** 12' 02" x 10' 6 max" (3.71m x 3.2m) Window to rear aspect, radiator, built in wardrobe.

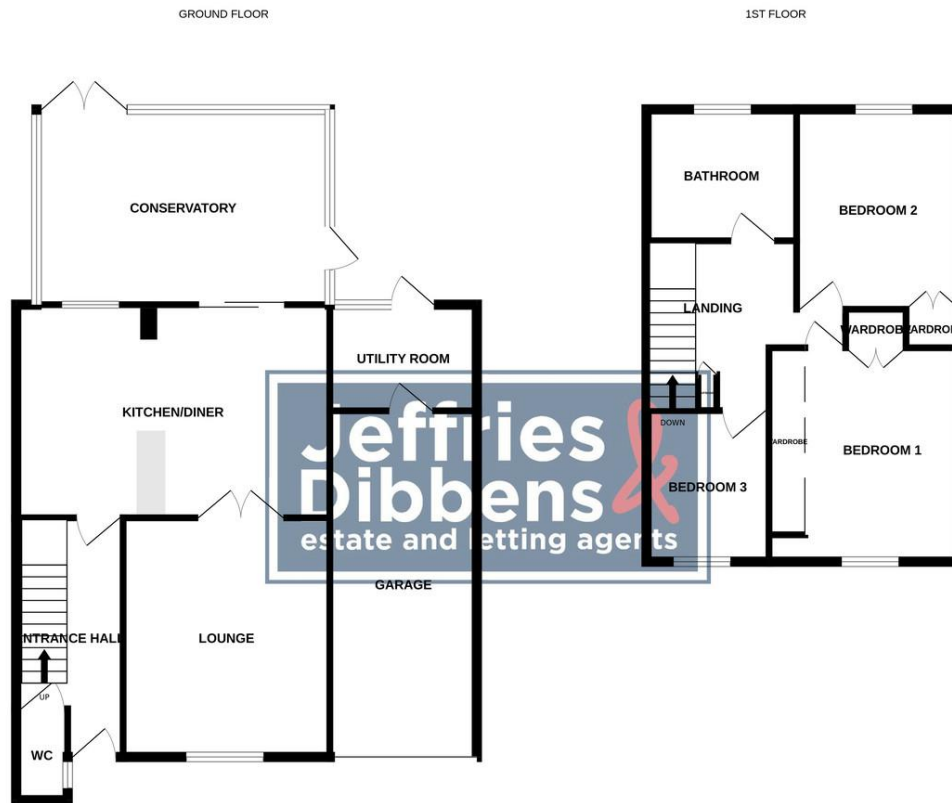
**BEDROOM 3** 8' 09" x 8' 02" (2.67m x 2.49m) Window to front aspect, radiator.

**BATHROOM** Window to rear aspect, heated towel rail, bath with mixer tap, shower cubicle, hand wash basin with cupboard under, WC with vanity surround, spot lighting, fully tiled.

**OUTSIDE** Front - Own driveway providing off road parking for 4 vehicles, gated side access to rear garden.

**GARAGE** 21' 02" x 7' 09" (6.45m x 2.36m) Electric roller door, light and power, door to utility.

**REAR GARDEN** Landscaped south facing garden with large patio area, lawned area, extensive mature borders with array of shrubs and flowers, outside tap and lighting, covered area, large workshop/shed with window to front, light and power.



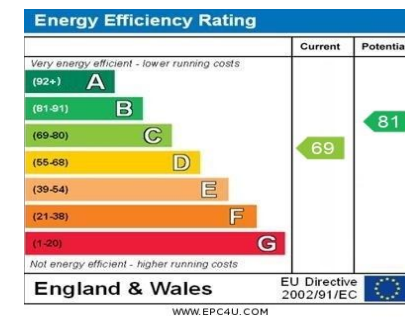
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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