



**£539,000**

**Hulbert Road**

Waterlooville, PO7 7NT



## PROPERTY SUMMARY

Located close to Waterloooville town centre we are delighted to offer for sale this spacious and individual 4 bedroom detached property in Hulbert Road, This extended and versatile family property is certain to attract immediate interest and viewings are very strongly advised. The property boasts 4 double bedrooms arranged over 2 floors, a modern bathroom suite, large lounge, study, open plan kitchen/breakfast room, conservatory, utility and WC. Externally there is a large mature rear garden and off road parking for several vehicles. To arrange your viewing contact us as sole agents today.





**RECEPTION HALL** Window and door to front aspect, door to rear garden, 2 radiators, stairs to first floor, doors to:

**LOUNGE** 17' 03" x 11' 02" (5.26m x 3.4m) Window to front aspect, double doors and windows to rear aspect, tw in windows to side aspect, radiator, spot lighting.

**KITCHEN/BREAKFAST ROOM** 16' 09" x 10' 06" (5.11m x 3.2m) Window to rear aspect, radiator, range of cupboards, units and work surfaces, single drainer sink unit with hose style mixer tap over, space for 'Range' style cooker with extractor hood over, integrated dishwasher, space for 'American' style fridge freezer, spot lighting, under unit lighting, opening to:

**CONSERVATORY** 9' 10" x 8' 01" (3m x 2.46m) Fully double glazed with door to side aspect, radiator, power.

**RECEPTION/BEDROOM 4** 12' 06" x 9' (3.81m x 2.74m) Window to front aspect, radiator, tw in built in wardrobes, spot lighting.

**STUDY** 8' 4" x 8' (2.54m x 2.44m) Window to side aspect, radiator, spot lighting, door to:

**UTILITY ROOM/GARAGE** 8' 06" x 8' 05" (2.59m x 2.57m) Double doors to front, work surfaces and cupboards, plumbing for washing machine, light and power, wall mounted boiler.

**WC** Window to rear aspect, radiator, WC, hand wash basin with vanity surround, part tiled, part panelled walls, spot lighting, extractor.

**FIRST FLOOR** Feature window to front aspect, window to side aspect, radiator, spot lighting, doors to:

**BEDROOM 1** 17' 03" x 11' 01" (5.26m x 3.38m) Windows to front and rear aspects, 2 radiators, spot lighting, access to loft.

**BEDROOM 2** 10' 10" x 10' 02" (3.3m x 3.1m) Window to rear aspect, radiator, tw in built in wardrobes.

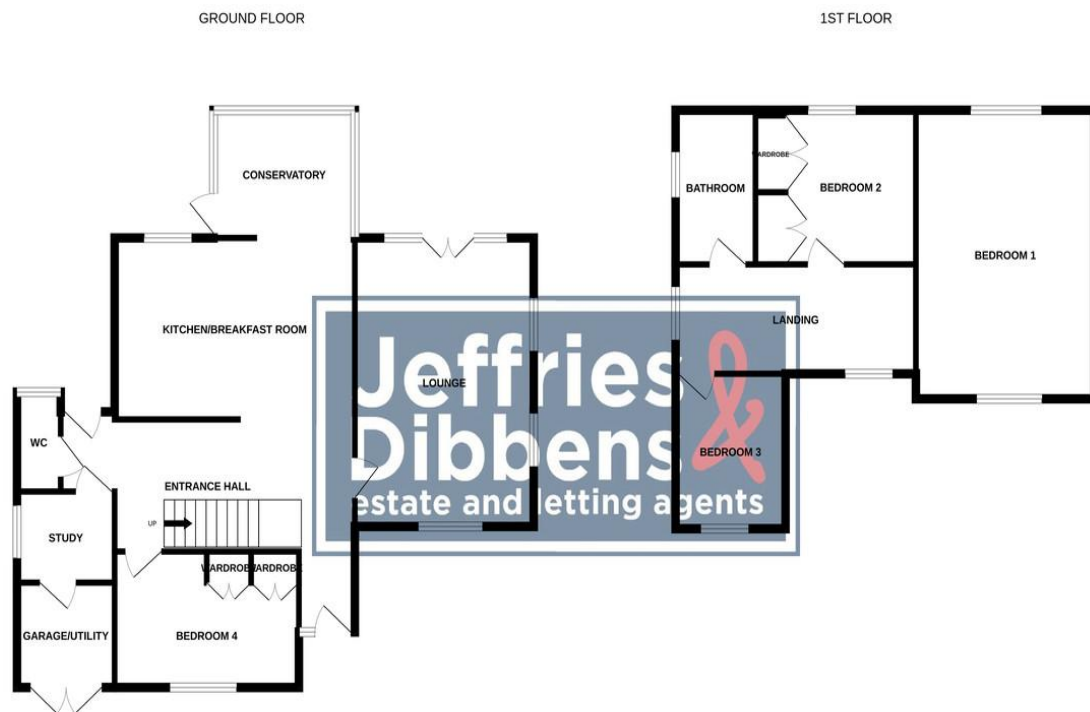
**BEDROOM 3** 9' 10" x 9' (3m x 2.74m) Window to front aspect, radiator, spot lighting.

**BATHROOM** Window to side aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin with vanity surround and cupboard under, spot lighting, fully tiled.

**OUTSIDE** Front - Driveway parking for several vehicles, gated side access to:

**REAR GARDEN** Large mature rear garden which is mostly laid to lawn, decked area, patio area, array of mature tree and shrub borders, outside tap, lights and power points, shed with sliding doors.





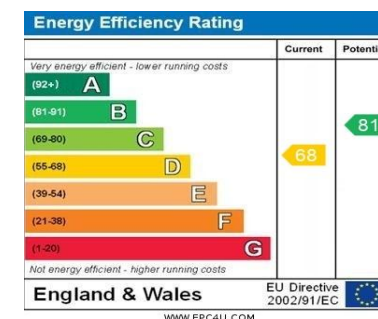
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries & Dibbens**  
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