



**£750,000**  
**51 Lone Valley**  
Waterlooville, PO7 5EB



## PROPERTY SUMMARY

STUNNING INDIVIDUAL FAMILY HOME! We are thrilled to present to the market this stunning 4/5 bedroom detached property in Lone Valley, Widley. The property has been totally rebuilt by the current owners and now boasts spacious and versatile accommodation arranged over 2 floors. This individually designed property simply has to be seen internally to be fully appreciated. With an abundance of light and space in this contemporary designer home early viewing is a must. The property boasts 4 bedrooms over 2 floors with a separate reception room that could be a 5th bedroom, 4 piece family bathroom, en-suite shower room and dressing room to the master bedroom, magnificent reception hall with vaulted ceiling and glass panelled 'floating' staircase, utility room and an amazing open plan kitchen/family room. Externally there is a wonderful landscaped rear garden and considerable off road parking. Call today to arrange your viewing!





**RECEPTION HALL** 21' 07" x 11' 05" (6.58m x 3.48m) Windows and double doors to front aspect, large feature window to front aspect, vaulted ceiling with spot lighting, twin floor to ceiling radiators, under floor heating through the hallway and kitchen/family room, glass panelled floating staircase to first floor with glass panelled gallery landing and inset lighting, tiled flooring running through majority of ground floor accommodation, storage cupboard, door to:

**LOUNGE/BEDROOM 5** 15' 02" x 12' 11" (4.62m x 3.94m) Window to front aspect, radiator.

**WC** Heated towel rail, WC, hand wash basin with vanity surround and cupboard under, sensor spot lighting, tiled flooring.

**BEDROOM 4** 12' 08" x 9' 06" (3.86m x 2.9m) Window to side aspect, radiator.

**KITCHEN/FAMILY ROOM** 34' 05" x 23' 08" (10.49m x 7.21m) Windows and full length bi fold doors to rear garden, twin 'Lantern' style roof windows, 3 floor to ceiling radiators, under floor heating, majority tiled flooring throughout with wooden flooring in family area, spot lighting, media wall, extensive range of fitted cupboards, units and work surfaces with built in double oven, microwave, hob and extractor, integrated full length fridge and freezers, integrated dishwasher, centre island breakfast bar, door to:

**UTILITY ROOM** 13' 04" x 6' 02" (4.06m x 1.88m) Window to side aspect, range of matching cupboards, units and work surfaces, matching tiled flooring, plumbing for washing machine, concealed wall mounted boiler, 2 storage cupboards, door to garage.

**FIRST FLOOR** Gallery landing with glass panels and spot lighting, floor to ceiling radiator, sky light window, doors to:

**BEDROOM 1** 19' 02" x 10' 03" (5.84m x 3.12m) Double doors to rear aspect, twin floor to ceiling radiators, doors to:

**DRESSING ROOM** 7' 10" x 7' 02" (2.39m x 2.18m) Skylight window to side aspect, radiator, range of fitted wardrobes, drawers and dressing units.

**ENSUITE** 8' 01" x 7' 10" (2.46m x 2.39m) Window to rear aspect, heated towel rail, walk in shower cubicle, hand wash basin with vanity surround and drawers under, spot lighting.

**BEDROOM 2** 19' 03" x 9' 09" (5.87m x 2.97m) Window to rear aspect, skylight window to side aspect, radiator.

**BEDROOM 3** 12' 11" x 6' 08" (3.94m x 2.03m) Skylight window to side aspect, radiator.

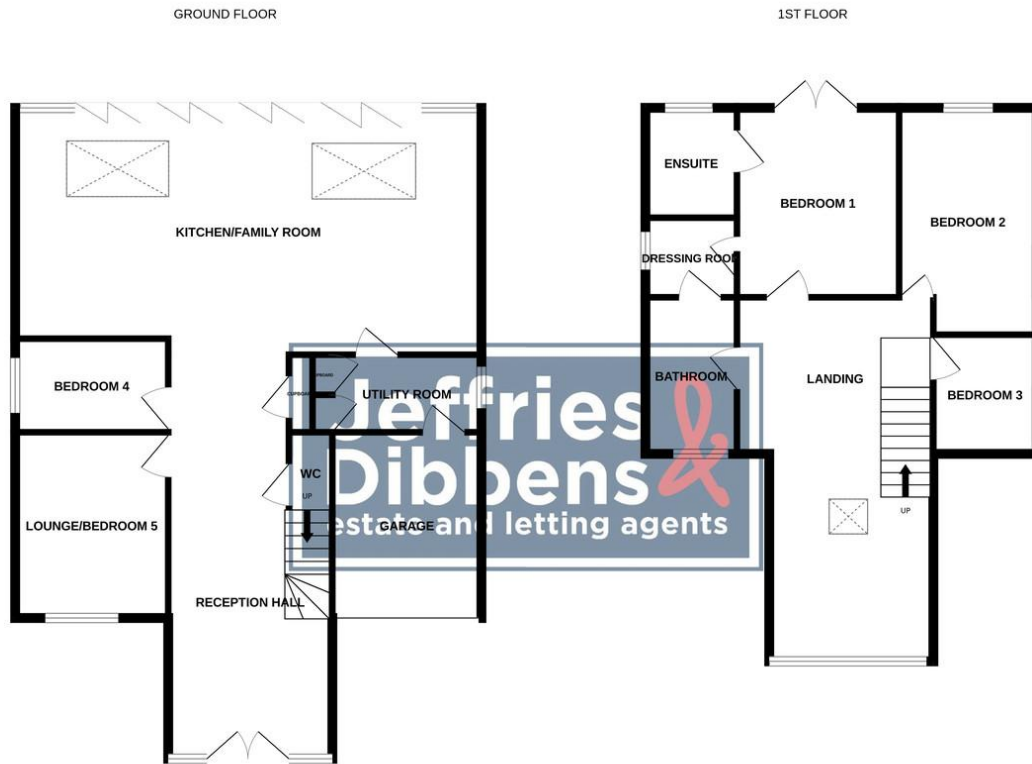
**BATHROOM** 12' 05" x 9' 04" (3.78m x 2.84m) Window to front aspect, heated towel rail, shower cubicle with built in vanity shelving, free standing bath, WC, hand wash basin with vanity surround and drawers under, spot lighting, majority tiled surround.

**OUTSIDE** Front: Attractive driveway providing off road parking for multiple vehicles, outside lighting, access to garage.

**GARAGE** 13' 04" x 6' 02" (4.06m x 1.88m) Electric roller door, light and power.

**REAR GARDEN** Landscaped rear garden which is mostly laid to lawn and has established borders with plants and shrubs, large patio area, side storage area, outside tap, lighting and power points.





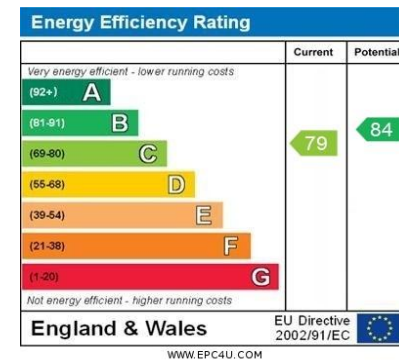
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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