



**Offers Over £450,000**  
**Ditch Acre Grove**  
Clanfield, PO8 0ZD

## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in a highly regarded area of Clanfield, we are delighted to offer for sale this very spacious 4 bedroom semi detached property in Ditch Acre Grove. With its private location and wooded outlook early interest is assured in this fabulous family home. The property boasts 4 well proportioned first floor bedrooms, 2 bathroom suites, a modern fitted kitchen/diner, large lounge, downstairs WC and an additional reception room/study. Externally there is a landscaped rear garden, remainder of the garage and a driveway with additional parking. This modern property really does need to be seen internally to be fully appreciated and viewings can be arranged by contacting us as sole agents.





**ENTRANCE HALL** Radiator, large under stair storage cupboard, Karndean flooring, stairs to first floor, doors to:

**WC** Window to side aspect, heated towel rail, WC, hand wash basin, wall mounted boiler, Karndean flooring.

**KITCHEN/DINER** 20' 09" x 10' 03" (6.32m x 3.12m) Window to front aspect, radiator, Karndean flooring, range of fitted cupboards, units and work surfaces, 1 1/2 cow l sink unit with mixer tap, integrated double oven, hob, extractor, fridge, freezer, washing machine and dishwasher, spot lighting.

**LOUNGE** 17' 09" x 15' 03" (5.41m x 4.65m) Windows and double doors to rear garden, 2 radiators, door to:

**RECEPTION/STUDY** 12' 11" x 9' 07" (3.94m x 2.92m) Double doors to rear garden electric wall heater, door to remainder of garage.

**FIRST FLOOR** Landing - Large airing cupboard, access to fully boarded loft with light and pull down ladder, doors to:

**BEDROOM 1** 15' 04" plus wardrobes x 11' 07" (4.67m x 3.53m) Window to rear aspect, radiator, 3 built in wardrobes, door to:

**ENSUITE** Extractor, heated towel rail, shower cubicle, hand wash basin, WC, vanity shelf, majority tiled, spot lighting.

**BEDROOM 2** 20' 05" x 9' 08" (6.22m x 2.95m) Windows to front and rear aspects, 2 radiators.

**BEDROOM 3** 12' 01" x 10' 03" (3.68m x 3.12m) Window to front aspect, radiator.

**BEDROOM 4** 12' 01" max x 7' 01" (3.68m x 2.16m) Window to front aspect, radiator.

**BATHROOM** 7' 06" x 6' 04" (2.29m x 1.93m) Heated towel rail, extractor, panelled bath, hand wash basin, WC, vanity shelf, spot lighting, majority tiled.

**OUTSIDE** Front - Lawned area with flower borders.

**REAR GARDEN** Landscaped rear garden with 2 large patio areas and artificial lawned area, various flower and shrub borders, gated side access, outside tap and lighting.

**GARAGE** 9' 09" x 8' 01" (2.97m x 2.46m) Electric roller door, light and power, wall units, own driveway.

**FURTHER PARKING** Allocated space at the front.

**AGENTS NOTE** There is a yearly estate maintenance charge of £260 which is paid £130 per 6 months.





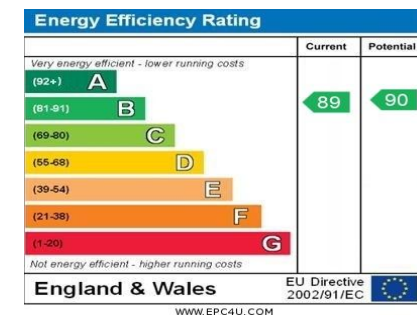
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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