



**£450,000**  
**Frogmore Lane**  
Lovedean, PO8 9QL

## PROPERTY SUMMARY

We are delighted to offer for sale this individually built 3 bedroom semi-detached property in a highly sought after area of Lovedean on Frogmore Lane. Boasting 3 well proportioned bedrooms over two floors, bathroom suite, shower room, lounge opening onto dining room, a downstairs W.C, fitted kitchen and a large conservatory. Externally the property offers a garage with driveway for considerable off road parking and wonderfully maintained rear garden. The property is ideally situated within walking distance of several popular local schools as well as recreation areas and woodlands. To arrange your viewing and avoid disappointment contact us as sole agents today!





**ENTRANCE HALL** 17' 01" x 6' 00" (5.21m x 1.83m) Radiator, under stairs storage cupboard, door leading to:

**DOWNSTAIRS WC** WC, hand wash basin with cupboard under.

**LOUNGE/DINER** 25' 00" x 10' 8" (7.62m x 3.25m) Bow window to front aspect, two radiators, Quartz gas fireplace, window and double doors leading to conservatory door leading to:

**KITCHEN** 14' 04" x 7' 09" (4.37m x 2.36m) Window to rear aspect, Halogen hob with hood over, integrated oven, integrated oven/microwave, composite double sink unit incorporating draining board, range of cupboards and units with work surfaces surrounding, integrated double fridge, integrated tall tower freezer, integrated slimline dishwasher, space for washing machine, door leading to:

**CONSERVATORY** 23' 03" x 9' 04" (7.09m x 2.84m) Large panoramic windows to all aspects, oak planked flooring, door leading to garden.

**BEDROOM 3** 15' 09" x 7' 10" (4.8m x 2.39m) Window to side aspect, radiator, steps and door leading to garage.

**LANDING** Access to loft hatch which is insulated and boarded with power, doors leading to:

**BEDROOM 1** 16' 05" x 8' 05" (5m x 2.57m) Bay window to front aspect, radiator, 1 storage cupboard, Hammonds fitted wardrobes, built in dresser, built in bedside tables.

**BEDROOM 2** 9' 3" x 8' 6" (2.82m x 2.59m) Bay window to front aspect, radiator fitted wardrobes, fitted dresser, extensive storage cupboards.

**BATHROOM** Window to rear aspect, heated towel rail, spot lighting, mainly tiled throughout, WC, sink incorporating storage cupboard, panelled bath.

**SHOWER ROOM** Tiled throughout, spot lighting, extractor fan, shower cubicle.

#### **OUTSIDE**

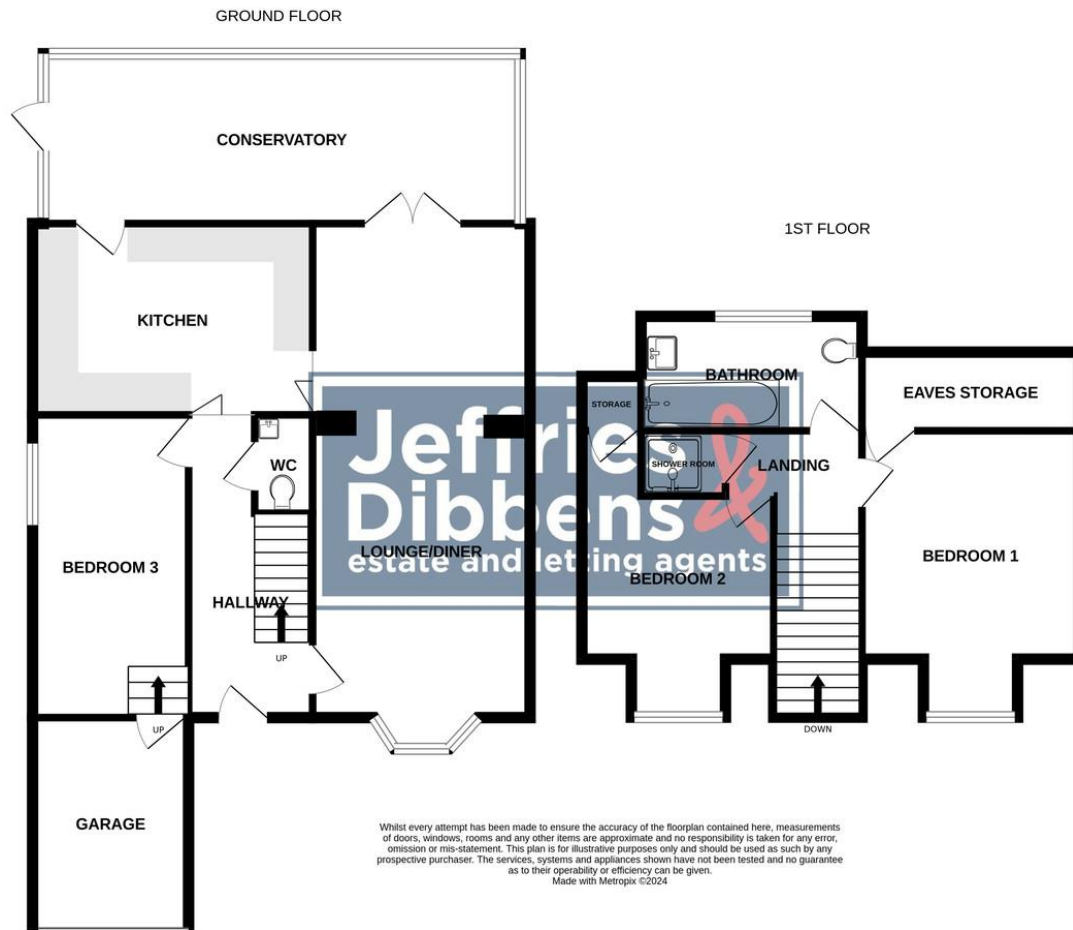
**FRONT** Tarmac driveway with considerable off road parking, shingle with mature tree area, gated side access to the rear, access to garage.

**REAR GARDEN** Patio area with drainage, mostly laid to lawn with a range of matured plants and shrubs, small pond, vegetable patch, summer house, metal insulated shed, power point, outside tap, gated side access to front.

**GARAGE** Power, lighting, up and over garage door.

**CELLAR** Light and power.



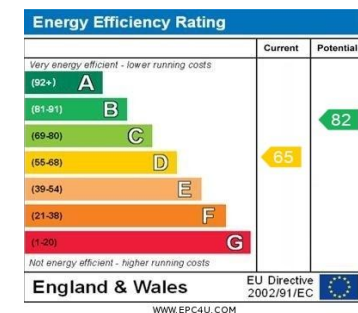


**LOCAL AUTHORITY**  
Havant Borough Council

**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

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**

023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk