

PROPERTY SUMMARY

We are delighted to offer for sale this well presented and spacious 4 bedroom property located close to local schools and amenities in Cowplain. This extended family home has a lot to offer and internal viewings are very strongly advised. The property offers 4 well proportioned bedrooms arranged over 2 floors, 2 bathroom suites, a lounge, conservatory and a modern open plan kitchen/diner. Externally there is a pleasant rear garden and off road parking for multiple vehicles. Early viewing is strongly advised and can be arranged by contacting us as sole agents today.

















ENTRANCE HALL Radiator, under stair cupboard, engineered Oak flooring throughout the ground floor, stairs to first floor, door to:

KITCHEN/DINER 20' 05" x 10' 09" (6.22m x 3.28m) Window and sliding doors to rear, 2 radiators, range of fitted cupboards, units and work surfaces with single bowl sink unit and mixer tap, space for 'Range' style cooker with extractor over, space for 'American' style fridge freezer, plumbing for washing machine, archway to:

LOUNGE 13' 07" x 11' 11" (4.14m x 3.63m) Bow window to front aspect, radiator, gas effect log burner with surround.

CONSERVATORY 9' 09" x 9' 01" (2.97m x 2.77m) Windows and double doors to rear garden, floor to ceiling radiator, tiled flooring, light and power.

FIRST FLOOR Landing - Airing cupboard with radiator, spot lighting, stairs to second floor, doors to:

BEDROOM 2 13' 01" x 12' 07" (3.99m x 3.84m) Window to rear aspect, radiator.

BEDROOM 3 13' 02" x 11' 11" (4.01m x 3.63m) Window to front aspect, 2 floor to ceiling radiators.

BEDROOM 4 9' x 7' 01" (2.74m x 2.16m) Window to front aspect, floor to ceiling radiator.

BATHROOM Two windows to rear aspect, floor to ceiling heated towel rail, free standing bath, shower cubicle, hand wash basin and WC with vanity surround and drawers under, fully tiled.

SECOND FLOOR Landing - Door to:

BEDROOM 1 17' 07" max x 17' 03" max (5.36m x 5.26m) Window to rear aspect, twin sky light windows to front aspect, radiator, spot lighting, eaves storage, door to:

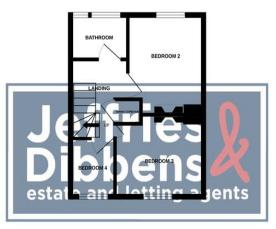
ENSUITE 9' 03" x 6' 04" (2.82m x 1.93m) Window to rear aspect, heated towel rail, shower cubicle, bidet, hand wash basin and WC with cupboard under and vanity surround, spot lighting, majority tiled.

OUTSIDE Front - Block paved driveway providing off road parking, gated side access to:

REAR GARDEN Mostly lawned with large patio area and mature borders, outside light and tap, pond, large workshop/storage shed.

GROUND FLOOR 1ST FLOOR 2ND FLOOR







White very attempt has been made to ensure the accuracy of the foorgian contained here, measurements of decox, visioned, notem and say feet items are appointed and one operationally of the feet any entry, 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 nobe been tested and no guarantee as to their operatibility or efficiency can be given.

Made visit Meropy 6/2024

LOCAL AUTHORITY

Havant Borough Council

TENURE

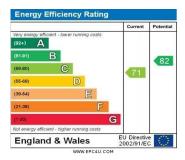
Freehold

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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