



GUIDE PRICE
£550,000
9 Lancaster Way
Waterlooville, PO7 7NG

PROPERTY SUMMARY

Located in a popular area of Waterlooville and within walking distance of several popular schools, we are delighted to offer for sale this immaculate 4 bedroom detached property in Lancaster Way. This spacious family property is presented to a very high standard throughout and internal viewings really are essential. The property boasts 4 double first floor bedrooms, a modern bathroom suite, 2 reception rooms, conservatory, ground floor WC and an impressive modern fitted kitchen. Externally there is a fabulous and well maintained rear garden and a double garage with additional driveway parking for several vehicles. Early interest in this attractive home is expected so to avoid disappointment contact us as sole agents today.





ENTRANCE HALL Window to side aspect, radiator, parquet flooring, stairs leading to first floor, oak doors leading to:

WC Window to side aspect, radiator, tiled surround, WC, hand wash basin.

LOUNGE Windows to front aspect, 2 radiators, granite fireplace housing working wood burner with solid oak beam, oak doors leading to:

DINING ROOM 13' 10" x 9' 10" (4.22m x 3m) Radiator, oak door leading into the garage, oak door to access the kitchen, opening to conservatory:

CONSERVATORY 12' 06" x 10' 11" (3.81m x 3.33m) Windows to all aspects, radiator, double doors leading into the garden.

KITCHEN/BREAKFAST ROOM 16' 08" x 10' 00" (5.08m x 3.05m) Two windows to front aspect, floor to ceiling radiator, tiled flooring throughout, granite worktops with a range of cupboards and units, under unit lighting, integrated microwave, Ceramic one and a half sink unit incorporating draining board with hose style tap, space 'Range' style cooker with hood over, plumbing for dishwasher and washing machine, cupboard housing boiler, storage cupboard, door to side aspect, plumbing for American style fridge freezer.

FIRST FLOOR Landing - access to loft, doors to:

BEDROOM 1 18' 04" x 10' 09" (5.59m x 3.28m) Window to front aspect, skylight window, radiator, spot lighting.

BEDROOM 2 14' 02" x 8' 02" (4.32m x 2.49m) Windows to side and front aspects, radiator.

BEDROOM 3 12' 04" x 10' 02" (3.76m x 3.1m) Window to rear aspect, skylight window, radiator, built in wardrobe with light.

BEDROOM 4 10' 01" x 7' 02" (3.07m x 2.18m) Window to rear and side aspects, radiator.

BATHROOM 7' 00" x 7' 00" (2.13m x 2.13m) Window to rear aspect, heated towel rail, spot lighting, extractor fan, travertine tiles surrounding all areas, panelled bath with shower over, WC and hand wash basin with vanity surround and cupboard under.

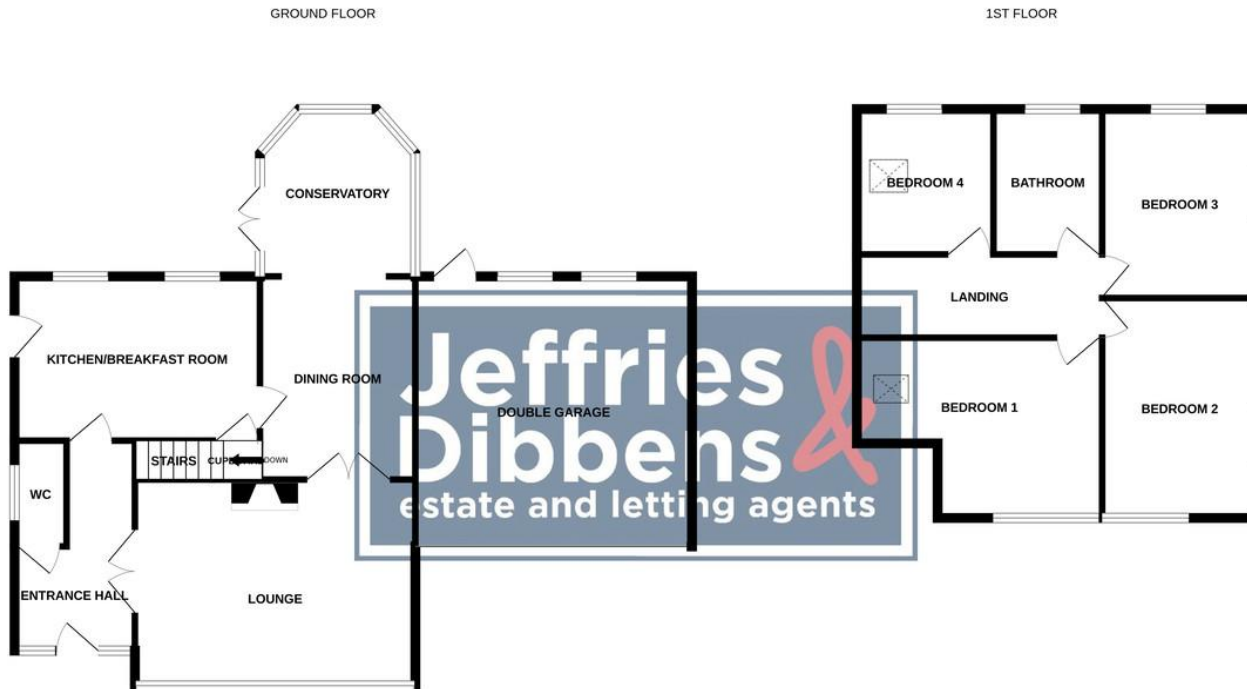
OUTSIDE

FRONT Blocked paved driveway with considerable space for off road parking, access to the double garage with electric up and over roller door, part laid to lawn with mature tree, side access to the rear garden.

DOUBLE GARAGE 16' 06" x 15' 07" (5.03m x 4.75m) Window to the rear aspect, door leading into the rear garden, electric up and over roller door, power, lighting, gas and electrical meters.

REAR GARDEN Beautiful mature garden with extensive Indian sandstone paving, mostly laid to lawn, mature trees and flowering beds, gated side access, outside lighting and tap





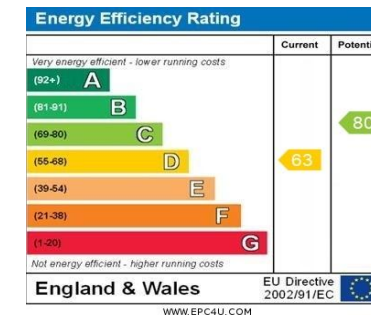
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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