



**£495,000**  
**The Dale**  
Widley, PO7 5JD

## PROPERTY SUMMARY

Located in one of the most highly regarded areas of Waterlooville, we are delighted to offer for sale this charming 4 bedroom extended semi detached house in The Dale. This property has an enormous amount of character which has been significantly improved by the current owners and is immaculately presented throughout. Internally the property boasts 4 well proportioned bedrooms, a bathroom suite, 3 reception rooms, fitted kitchen, utility room and an additional WC. Externally there is a garage with additional driveway parking and a beautiful south facing rear garden. Early interest is guaranteed so to avoid disappointment contact us as sole agents today.





**Entrance Hall** Window to side aspect, radiator, stairs to first floor with storage cupboard under, storage cupboard, engineered oak floor, doors to:

**LOUNGE** 17' 8" x 12' 4 into bay" (5.38m x 3.76m) Bay window to front aspect with bespoke shutters, gas fire with surround and hearth, radiator, doors to:

**DINING ROOM** 11' 7" x 10' 5" (3.53m x 3.18m) Radiator, opening to kitchen, opening to:

**OFFICE/SNUG** 14' 0" x 7' 8" (4.27m x 2.34m) Rear aspect doors to garden, Velux window to rear aspect, radiator.

**KITCHEN** 12' 0" x 8' 9" (3.66m x 2.67m) Window to side aspect, inset lights, one and a half sink unit with mixer tap, range of wall and base level units with work tops over, space for dishwasher and range style cooker, under lights, integral fridge, larder unit, opening to:

**UTILITY ROOM** 12' 11" x 6' 6" (3.94m x 1.98m) Window to side aspect, Velux window to rear aspect, door leading to garden, larder unit, space for washing machine and tumble dryer over, space for upright fridge and freezer, radiator, door to:

**WC** Window to rear aspect, extractor, wash hand basin, W.C.

**First Floor Landing** Window to side aspect, radiator, stairs to second floor with storage cupboard under, doors to:

**BEDROOM 1** 15' 1" x 10' 6 into wardrobe" (4.6m x 3.2m) Window to front aspect with bespoke shutters, radiator, fitted wardrobes.

**BEDROOM 2** 12' 11" x 10' 8" (3.94m x 3.25m) Window to rear aspect, radiator.

**BEDROOM 4** 10' 8" x 8' 10" (3.25m x 2.69m) Windows to front and side aspect, radiator.

**BATHROOM** Window to rear aspect, heated towel rail, vanity unit incorporating W.C and wash hand basin, bath with shower screen and shower over.

**SECOND FLOOR LANDING** Door to eaves storage with wall mounted boiler, door to:

**BEDROOM 3** 13' 3" x 13' 0 plus wardrobes" (4.04m x 3.96m) Window to rear aspect, radiator, fitted wardrobes.

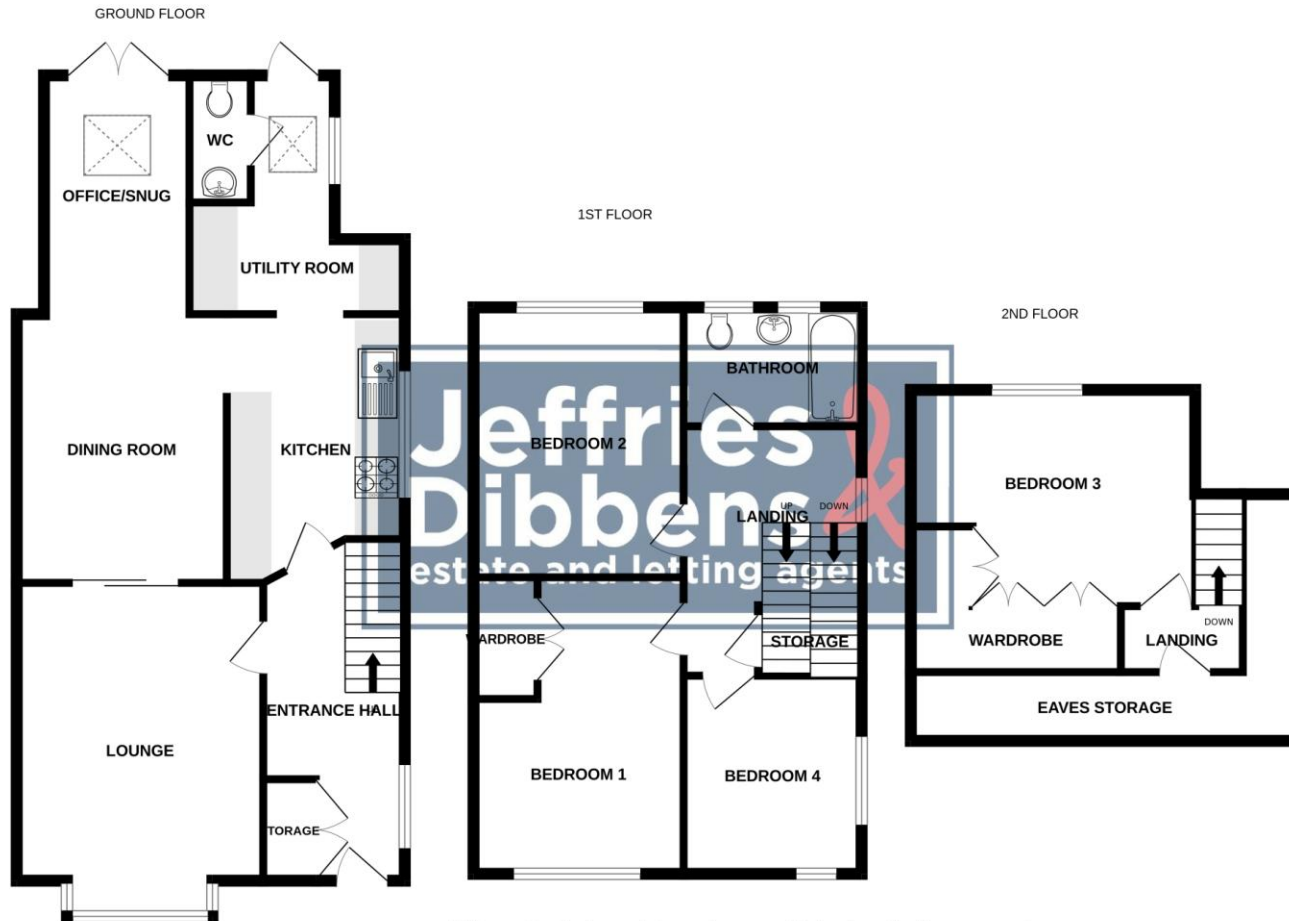
#### **OUTSIDE**

**FRONT GARDEN** Block paved driveway providing off road parking, shared driveway giving access to garage.

**REAR GARDEN** Mainly laid to lawn. patio area, shed, raised border, gated side access, outside tap and light and screen house.

#### **GARAGE**





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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