



**£455,000**

**Stoneman Mews**

Widley, PO7 5DY

## PROPERTY SUMMARY

Tucked away in a private gated development of just 5 properties, we are delighted to offer for sale this splendid 4 bedroom semi-detached property in Stoneman Mews, Widley. Built only 10 years ago by Alpine Homes this wonderful family home has a large number of benefits and early interest is expected. The property has 4 well-proportioned bedrooms arranged over 2 floors, 3 bathroom suites, a beautiful open plan kitchen/diner, lounge and a separate utility room. Externally the property is accessed via a private drive with electric gate, provides of road parking for 4 vehicles and has a large well maintained rear garden. Stoneman Mews is conveniently located close to several popular schools as well as countryside and transport routes. To avoid disappointment book you're viewing with us as sole agents today!

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**ENTRANCE HALL** Door to front, radiator, wooden flooring, security intercom system, storage cupboard, under stair cupboard, stairs to first floor, doors to:

**WC/UTILITY ROOM** 6' x 5' (1.83m x 1.52m) Window to front aspect, radiator, W.C, sink unit with work surface and cupboard under, wall mounted cupboards, space and plumbing for washing machine, wall mounted boiler, tiled flooring.

**KITCHEN/DINER** 20' 9" x 9' 5" (6.32m x 2.87m) Window to front aspect, double doors to rear aspect, radiator, door to lounge, fitted kitchen with range of cupboards, units and work surfaces, inset sink unit, integrated 5 ring gas hob, double oven, extractor, fridge and freezer, dishwasher, spot lighting, tiled flooring.

**LOUNGE** 14' 9" x 11' 2" (4.5m x 3.4m) Windows to both side aspect, sliding doors to rear garden, radiator, wooden flooring.

**FIRST FLOOR LANDING** Window to side aspect, radiator, storage cupboard, stairs to second floor, doors to:

**BEDROOM 2** 11' 2" x 8' 10" (3.4m x 2.69m) Window to rear aspect, radiator, door to:

**ENSUITE** Radiator, shower cubicle, handwash basin, W.C, extractor, fully tiled.

**BEDROOM 3** 9' 10" x 9' 2" (3m x 2.79m) Window to front aspect, radiator.

**BEDROOM 4** 9' 10" x 9' 2" (3m x 2.79m) Window to rear aspect, radiator.

**BATHROOM** Window to front aspect, heated towel rail, panelled bath with shower over, handwash basin, W.C, majority tiled surround.

**SECOND FLOOR LANDING** Skylight window, doors to:

**BEDROOM 1** 14' 0" x 11' 2" (4.27m x 3.4m) Window to rear aspect, skylight window to side aspect, radiator, 2 built in wardrobes.

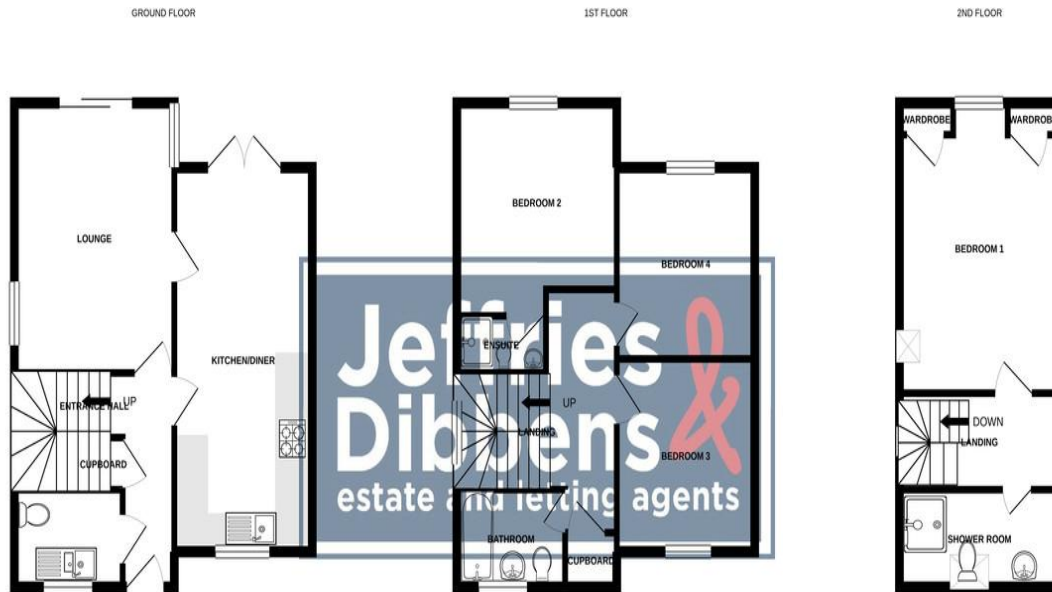
**SHOWER ROOM** Skylight window to front aspect, heated towel rail, shower cubicle, hand wash basin, W.C, spot lighting, majority tiled surround.

#### **OUTSIDE**

**REAR GARDEN** Large south facing rear garden which is mostly landscaped with various plants and shrubs, artificial lawn, decked area, outside lighting and tap, shed, summer house with power.

**FRONT** Private gated driveway accessed via electric gate leading to off road parking, outside lighting, side access leading to rear garden.

**AGENTS NOTE** As Stoneman Mews is a private development each home owner is part of the management group and contribute £25 per month towards maintenance.



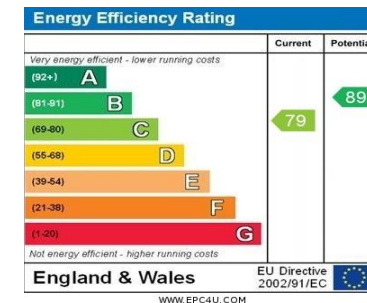
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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