



£525,000
Anthill Close
Denmead, PO7 6ND

PROPERTY SUMMARY

No forward chain! Situated in the popular village of Denmead with its rural backdrop, we are delighted to offer for sale this well presented 3 bedroom detached property. This well presented and spacious family home is sure to attract immediate interest and internal viewings are very strongly advised. The property provides a downstairs shower room, bathroom suite, 3 double bedrooms, loft room, 3 reception rooms, fitted kitchen and a conservatory. Externally there is a pleasant south facing rear garden, driveway and a garage providing off road parking. To arrange your viewing contact us today.





PORCH Windows to front and side aspect, door leading to:

HALLWAY Stairs leading to first floor, stairs storage cupboard, cupboard housing electric meter, radiator, laminate flooring, doors leading to lounge and kitchen, door to:

SHOWER ROOM Window to side aspect, corner shower cubicle with electric shower, wash hand basin, radiator, W.C, extractor fan.

KITCHEN/BREAKFAST ROOM 15' 2" x 12' 6" (4.62m x 3.81m) Window to side aspect, patio doors to rear garden, a range of wall and base units incorporating sink unit, integrated 5 ring gas hob with extractor hood over, built in double oven with top oven incorporating oven, grill and microwave, integral dishwasher, fridge/freezer and washing machine, doors leading to:

DINING ROOM 12' 11" x 9' 7" (3.94m x 2.92m) Window to rear aspect, radiator, laminate flooring, light oak doors leading to conservatory, double light oak doors to:

LOUNGE 17' 10" x 12' 11" (5.44m x 3.94m) Window to front aspect, radiator, log burner set on tiled hearth with solid oak mantle over.

CONSERVATORY 13' 9" x 10' 5" (4.19m x 3.18m) Brick construction double glazed windows to all aspects, radiator, doors leading to rear garden.

LANDING Windows to front and the side aspect, airing cupboard housing hot water tank and immersion heater.

BEDROOM 1 17' 2" x 13' 0" (5.23m x 3.96m) Window to rear aspect, a range of fitted wardrobes, radiator, with views towards Portsdown Hill.

BEDROOM 2 12' 8" x 12' 8" (3.86m x 3.86m) Window to rear aspect, built in wardrobe, radiator with views towards Portsdown Hill.

BEDROOM 3 13' 1" x 10' 4" (4m x 3.15m) Window to front aspect, built in wardrobe, radiator, stairs to loft.

BATHROOM Window to side aspect, radiator, panelled bath with shower over that has a glazed shower screen, wash hand basin, W.C.

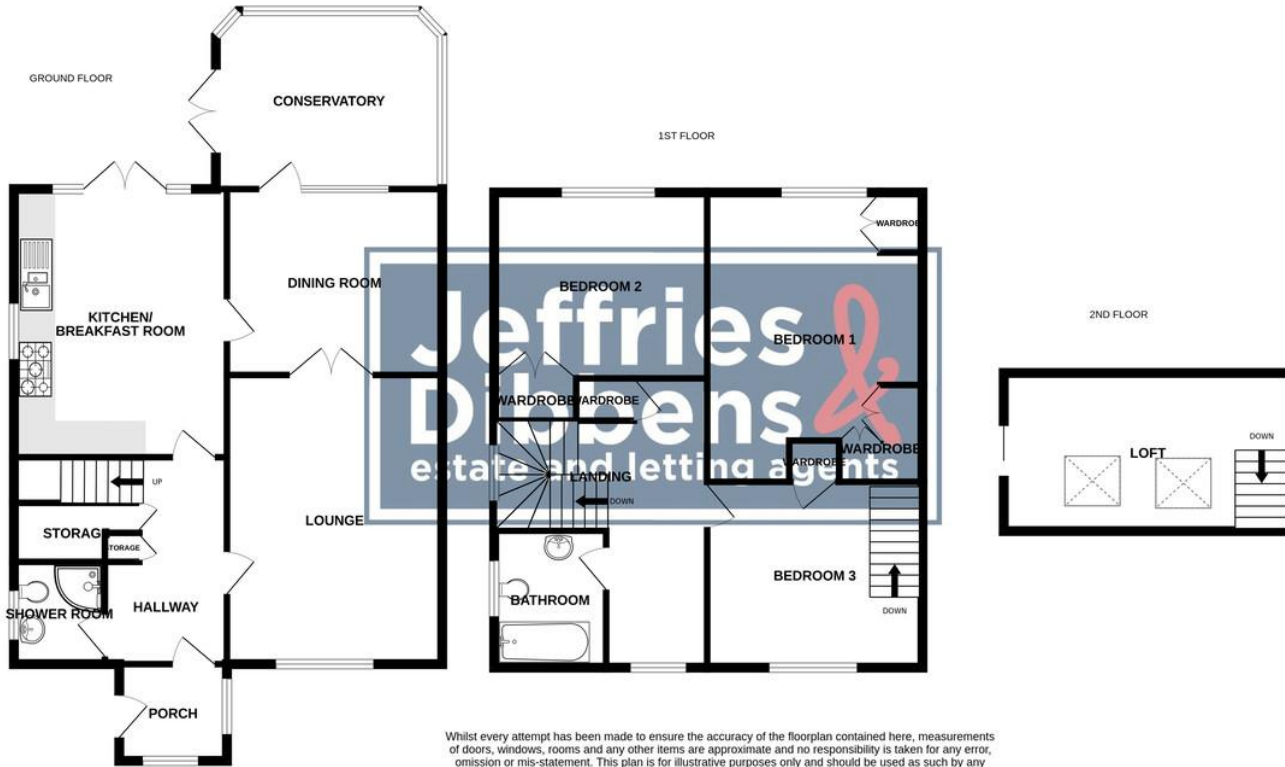
LOFT 16' 0" x 9' 0" (4.88m x 2.74m) Fully boarded floor with two Velux skylights to front aspect. Sliding door to the additional floor space and storage, could use the space for multiply purposes.

OUTSIDE

REAR GARDEN South facing fully enclosed and private, with gated side access to front, patio area, area laid to lawn, mature borders, garden shed, private door to:

GARAGE/WORKSHOP 29' 0" x 8' 7" (8.84m x 2.62m) Power and light, electric roller door onto driveway, private door to garden, double glazed windows to south and west aspects.

FRONT GARDEN Area laid to lawn, tarmac driveway providing off road parking for several vehicles, outside tap.



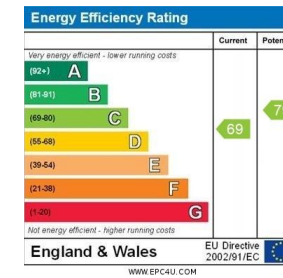
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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