



**£650,000**  
**Lovedean Lane**  
Lovedean, PO8 8HH

## PROPERTY SUMMARY

We are delighted to offer for sale this stunning 4 double bedroom detached family home in Lovedean. This immaculately presented home provides spacious living accommodation throughout and internal viewings really are essential to fully appreciate all this fabulous home has to offer. The property offers 4 first floor double bedrooms, 3 bathroom suites including en-suite facilities to the master, a large lounge, beautiful open plan kitchen/dining room, utility room and sun lounge. Externally there is considerable frontage providing extensive off road parking, garage and a beautiful, well maintained rear garden. The property offers good access to the A3 and is within walking distance of several popular schools. To arrange your viewing contact us as sole agents today!





**ENTRANCE PORCH** Windows to front and both sides, door to:

**ENTRANCE HALL** Radiator, 2 large storage cupboards, spot lighting, stairs to first floor, doors to:

**SHOWER ROOM** Window to front aspect, heated towel rail, shower cubicle, hand wash basin with cupboard under, WC, majority tiled, spot lighting.

**LOUNGE** 19' 11" x 13' 2" (6.07m x 4.01m) Window to front aspect, radiator, gas fire with surround, double doors to:

**KITCHEN/DINER** 23' 11" x 15' 1" (7.29m x 4.6m) Windows to side and rear aspects, sliding doors to rear, floor to ceiling radiator, radiator, extensive range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, built in tv in ovens, hob and extractor, integrated fridge, dishwasher, bin unit, breakfast bar with under unit lighting and USB ports, feature dresser unit with under unit lighting, spot lighting.

**SUN LOUNGE** 22' 7" max x 12' 11" max (6.88m x 3.94m) Windows to rear and side aspects, double doors to garden, lantern style roof, 2 radiators, spot lighting, entrance to:

**UTILITY ROOM** 14' 5" x 8' 4" (4.39m x 2.54m) Range of fitted cupboards, units and work surfaces, sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, door to:

**FIRST FLOOR** Landing - Window to side aspect, access to loft, airing cupboard, doors to:

**BEDROOM 1** 13' 3" x 12' 11" (4.04m x 3.94m) Window to front aspect, radiator, spot lighting, door to:

**ENSUITE** Heated towel rail, panelled bath, shower cubicle, hand wash basin with cupboard under, WC, majority tiled surround, spot lighting.

**BEDROOM 2** 13' 4" x 11' 10" (4.06m x 3.61m) Window to rear aspect, radiator, spot lighting.

**BEDROOM 3** 10' 3" x 9' 5" (3.12m x 2.87m) Window to front aspect, radiator, built in wardrobes and bedroom furniture.

**BEDROOM 4** 10' 3" x 8' 1" (3.12m x 2.46m) Window to rear aspect, radiator.

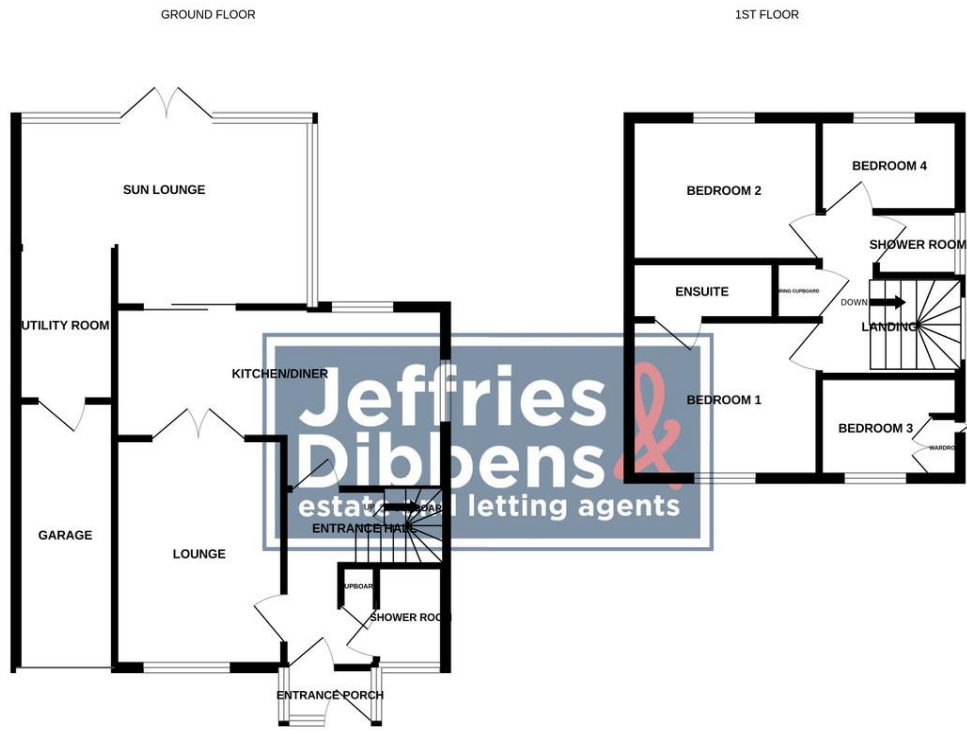
**SHOWER ROOM** Window to side aspect, heated towel rail, shower cubicle, hand wash basin with vanity surround and cupboard under, WC, spot lighting, majority tiled.

**OUTSIDE** Front - Extensive frontage with large lawned area and large Indian Sandstone paved area providing considerable off road parking, own driveway leading to:

**GARAGE** 22' 9" x 8' 4" (6.93m x 2.54m) Electric roller door, light and power.

**REAR GARDEN** Stunning mature rear garden which is mostly lawned and has established mature tree and shrub borders, extensive Indian Sandstone patio area which runs around the side of the property, rear patio area, outside tap, lighting and power points, hot tub, pond, shed.





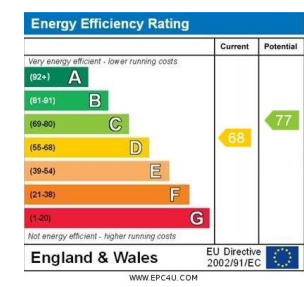
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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