



£315,000
Cypress Crescent
LOvedean, PO8 8HL

PROPERTY SUMMARY

We are delighted to offer for sale this beautiful 3 bedroom plus loft room property in Cypress Crescent in Lovedean. This family home is presented to a particularly high standard throughout and internal viewings are essential to fully appreciate all this impressive property has to offer. The property boasts 3 well proportioned first floor bedrooms and has the added attraction of an additional loft room, stunning bathroom suite, large lounge with feature media wall and open plan kitchen/diner. Externally there is a lovely low maintenance rear garden and a garage providing off road parking. Early interest is expected so to avoid disappointment contact us today!





ENTRANCE HALL Window to front aspect, radiator, 2 storage cupboards, tiled flooring, spot lighting, door to:

LOUNGE 17' 05" x 13' (5.31m x 3.96m) Window to front aspect, radiator, feature electric fire, tiled flooring, feature media wall, stairs leading to first floor, door to:

KITCHEN/DINER 16' 02" x 10' 07" (4.93m x 3.23m) Window and double doors to rear garden, radiator, range of wall and base units with work surfaces over, plumbing for washing machine, space for fridge freezer, integrated dishwasher, 1 1/2 bowl sink and drainer unit with hose style mixer tap over, space for range cooker with extractor hood over.

FIRST FLOOR Landing - Stairs to loft room, spot lighting, doors to;

BEDROOM 1 14' 09" x 9' 03" (4.5m x 2.82m) Window to front aspect, radiator, built in wardrobes, part wood panelled walls.

BEDROOM 2 11' 11" x 9' 02" (3.63m x 2.79m) Window to rear aspect, radiator.

BEDROOM 3 10' x 6' 07" (3.05m x 2.01m) Window to front aspect, radiator.

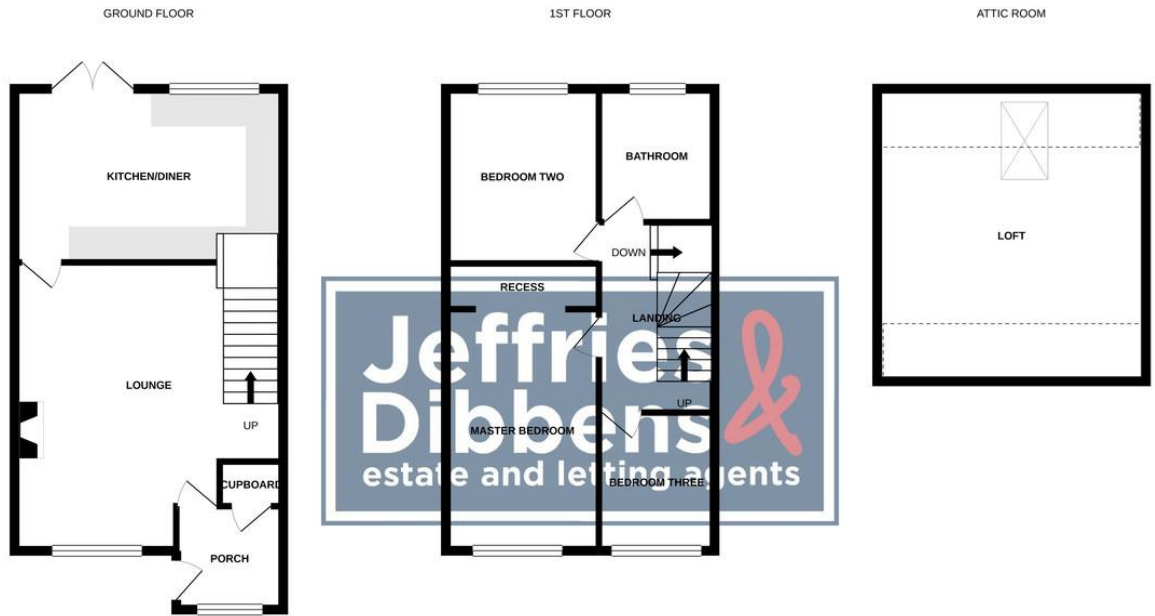
BATHROOM Window to rear aspect, heated towel rail, free standing bath with shower over, wash hand basin with cupboard under, WC, fully tiled.

LOFT ROOM 16' 02" x 11' 08" (4.93m x 3.56m) Velux window to rear aspect, cupboard housing boiler, eaves storage, feature media wall, spot lighting.

OUTSIDE Front - Steps leading to front garden, front door to property.

REAR GARDEN Tiered rear garden with patio and artificial lawn area, timber shed, gated rear access.

GARAGE Located in a block with an up and over door.



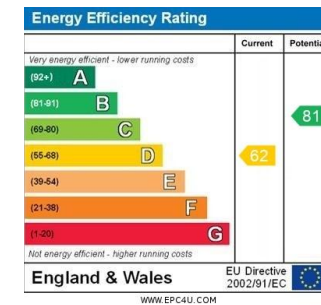
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band C

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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