

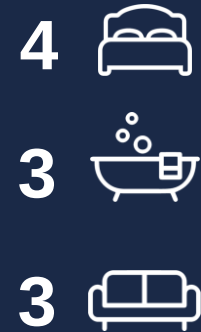
£550,000

Stakes Road

Purbrook, PO7 5NU

PROPERTY SUMMARY

We are delighted to offer for sale this spacious 4 double bedroom detached chalet property located in Stakes Road, Purbrook. Conveniently located close to local schools, amenities and transport links early interest is expected. We feel that this property, with its generously proportioned rooms and flexible layout, is ideally suited to families or those looking for properties with an ANNE XE. The property boasts 4 double bedrooms arranged over 2 floors with en-suite to master, a large lounge, 2 bathroom suites, utility room, additional kitchen and a open plan kitchen/dining room. Externally there is a large south facing rear garden and off road parking. This property really needs to be seen internally to be fully appreciated and can be arranged by contacting us as sole agents today!





ENTRANCE PORCH Door to:

RECEPTION HALL Radiator, storage cupboard, doors to:

BEDROOM 3 14' 2" x 11' 00" (4.32m x 3.35m) Windows to front and side aspects, radiator, fitted wardrobes

BATHROOM Window to side aspect, tiled floor to ceiling, extractor fan, panelled bath, shower cubicle, WC, hand wash basin with vanity surround.

BEDROOM 4 16' 00" x 13' 11" (4.88m x 4.24m) Window to side aspect, radiator, built in cupboards.

KITCHEN 13' 8" x 8' 1" (4.17m x 2.46m) Window and door to side aspect, radiator, composite lamona sink bowl incorporating draining board, floor and base units, integrated fridge and freezer.

LOUNGE 27' 0" x 15' 1" (8.23m x 4.6m) Windows to side and rear aspects, double doors to rear garden, 3 radiators, door to:

KITCHEN/DINER 27' 00" x 17' 9" (8.23m x 5.41m) Dual sets of full length sliding doors to rear garden, radiators, fully fitted range of cupboards, units and work surfaces, stainless steel sink with draining board, breakfast bar.

INNER HALLWAY Stairs to 1st floor, Doors to:

UTILITY ROOM Window to side aspect, space for washing facilities.

SHOWER ROOM Window to side aspect, extractor fan, heated towel rail, tiled floor to ceiling, shower cubicle, WC, hand wash basin with vanity surround.

FIRST FLOOR

LANDING Doors to:

BEDROOM 1 18' 3" x 14' 3" (5.56m x 4.34m) Windows to front and rear aspect, 2 radiators, door to:

ENSUITE Window to rear & skylight to front aspect, radiator, panelled bath

BEDROOM 2 21' 3" x 18' 2" (6.48m x 5.54m) Skylight to side aspect, window and double doors to rear aspect going on to balcony, 2 radiators, walk in eaves storage, walk in fitted wardrobes, doors leading to:

BALCONY

OUTSIDE

FRONT Small garden to side & front, gated sided access to rear garden.

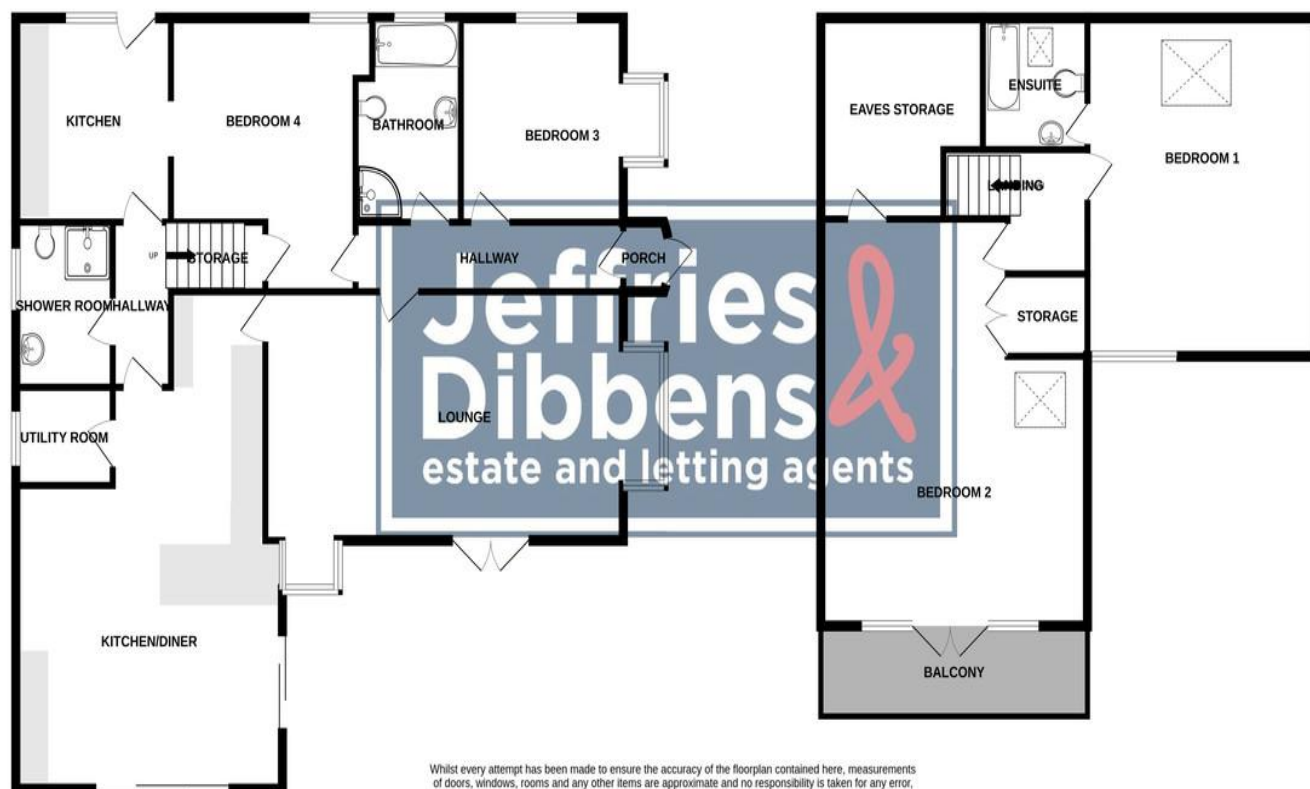
REAR GARDEN Large rear garden which is mostly laid to lawn, raised decked areas, patio area for outside entertaining, 2 sheds, green house, large pond, gates leading to driveway.

DRIVE Parking for 3/4 cars, part concrete and lawed areas.



GROUND FLOOR

1ST FLOOR



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+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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