

GUIDE PRICE

**£470,000**

**Stakes Road**

Purbrook, PO7 5NP



We are delighted to offer for sale this individual 4 bedroom detached bungalow located in a popular area of Purbrook. This property provides both spacious and versatile living accommodation and internal viewings are strongly advised. The property has 3 well proportioned bedrooms, a fabulous modern fitted kitchen/breakfast room, lounge, 2 bathroom suites and an additional lower floor bedroom 4/reception room. Externally there is a good sized rear garden arranged over 2 levels, a garage and considerable off road parking with EV charging point. The property has the potential to be extended further and has the added attraction of solar panels providing an income and lower energy bills. Local schools, green spaces and shops are just a short walk away. To arrange your viewing contact us as sole agents today!







**ENTRANCE HALL** Double glazed door to front elevation, spot lights, Lantern style skylight, radiator, laminate flooring, doors to:

**BEDROOM 1** 14' 4" x 12' (4.37m x 3.66m) Double glazed window to side elevation, radiator, extensive range of fitted wardrobes with walk in wardrobe/dressing area, door to:

**ENSUITE** Double glazed window to rear elevation spotlights, heated towel rail, walk-in shower, hand wash basin with vanity surround, WC, fully tiled, tiled flooring.

**BEDROOM 2** 11' 8" x 11' (3.56m x 3.35m) Window to front aspect, radiator.

**BEDROOM 3** 11' 1" x 9' 3" (3.38m x 2.82m) Window to front aspect, radiator.

**LOUNGE** 15' 1" x 11' 8" (4.6m x 3.56m) Double glazed window (floor to ceiling) to front elevation, radiator, double doors to dining room, spiral stairs leading down to bedroom four.

**KITCHEN/BREAKFAST ROOM** 24' 6" x 8' 3" (7.47m x 2.51m) Double glazed window to rear elevation, double glazed door to rear elevation, double glazed sliding door to rear elevation, luxury range of fitted cupboards, units and work surfaces with inset sink unit and hose style mixer tap, radiator, space for American style fridge freezer, larder cupboards, NEFF built in oven, microwave, induction hob, washing machine, dishwasher and dryer, Juliet balcony from dining room.

**BATHROOM** Twin double glazed windows to rear elevation, fully tiled surround, cupboard housing boiler, heated towel rail panelled bath with shower, wash hand basin, WC, fully tiled, spot lighting.

#### **LOWER FLOOR**

**BEDROOM 4/RECEPTION** 22' 3" x 10' 8" (6.78m x 3.25m) Double glazed sliding doors to rear garden, spot lighting, radiator, built-in wardrobe.

**OUTSIDE** Front - Wall enclosed with large shingle driveway providing considerable off road parking, EV charger, leading to:

**GARAGE** Up and over door, window and door to:

**REAR GARDEN** The property boasts a tiered rear garden with pedestrian side access, mainly laid to lawn with a large private patio area on the first level. The rear garden benefits from a myriad of mature shrubs, trees and flowers.

LOWER GROUND FLOOR

GROUND 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**Jeffries  
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