

**£639,995**

**Summerhill Road**

Cowplain, PO8 8XE

## PROPERTY SUMMARY

Located in a very popular road in Cowplain and boasting a non estate location, we are delighted to offer for sale this spacious 4 bedroom detached house in Summerhill Road. This fabulous family home has an enormous number of benefits and internal viewings are very strongly advised. The property boasts 4 well proportioned first floor bedrooms and has en-suite facilities to two of them plus a walk in wardrobe/dressing room to the master, impressive 4 piece family bathroom, large lounge with log burner, utility room, ground floor WC and a wonderful open plan kitchen/family room. Externally there is a driveway and garage off road parking and a large garden to the rear. To arrange your viewing contact us as sole agents today!





**ENTRANCE HALL** Door to front, radiator, wooden flooring, under stair cupboard, stairs to first floor, doors to:

**WC** Window to front aspect, radiator, WC, hand wash basin, part tiled surround, tiled flooring, spot lighting.

**LOUNGE** 17' 08" x 14' 01" (5.38m x 4.29m) Bay window to front aspect, 2 radiators, log burner.

**KITCHEN/FAMILY ROOM** 23' 02" x 15' 11" (7.06m x 4.85m) Windows and double doors to rear, 2 radiators, spot lighting, extensive range of fitted cupboards, units and work surfaces, centre island 1 1/2 bowl sink unit and mixer tap, integrated double oven, microwave, induction hob, extractor, fridge, plumbing for dishwasher, breakfast bar, wine rack, tiled flooring, door to converted garage.

**GARAGE** 17' 05" x 9' 02" (5.31m x 2.79m) Light and power, door to utility room.

**UTILITY ROOM** 8' 10" x 6' 04" (2.69m x 1.93m) Door to rear garden, radiator, work surface with cupboard under and sink unit, plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled flooring, spot lighting.

**FIRST FLOOR** Landing - Radiator, access to loft, spot lighting, doors to:

**BEDROOM 1** 13' 07" x 12' 02" (4.14m x 3.71m) Window to rear aspect, radiator, doors to:

**ENSUITE** 9' 02" x 6' 07" (2.79m x 2.01m) Window to rear aspect, heated towel rail, double shower cubicle, WC, hand wash basin with vanity surround and drawers under, majority tiled surround, tiled flooring, spot lighting.

**DRESSING ROOM/WALK IN WARDROBE** 8' 09" x 5' 03" (2.67m x 1.6m) Radiator, spot lighting.

**BEDROOM 2** 16' 06" x 9' 05" (5.03m x 2.87m) Window to front aspect, radiator, door to:

**ENSUITE** 9' 04" x 6' 04" (2.84m x 1.93m) Window to rear aspect, heated towel rail, double shower cubicle, WC, hand wash basin with vanity surround and drawers under, majority tiled, tiled flooring, spot lighting.

**BEDROOM 3** 12' 09" x 11' 11" (3.89m x 3.63m) Window to front aspect, radiator.

**BEDROOM 4** 10' 11 max" x 10 max' (3.33m x 3.05m) Window to front aspect, radiator.

**BATHROOM** 9' 02" x 6' 10" (2.79m x 2.08m) Window to side aspect, heated towel rail, panelled bath, WC, hand wash basin with vanity surround and drawers under, shower, part tiled surround, tiled flooring, spot lighting.

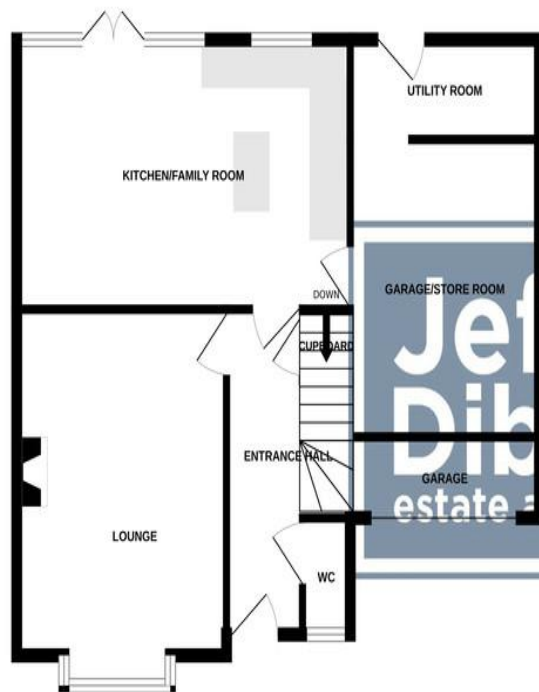
**OUTSIDE** Front - Enclosed front garden, driveway and parking leading to:

**GARAGE** Up and over door with a small amount of storage as garage has mostly been converted to an additional room/storage.

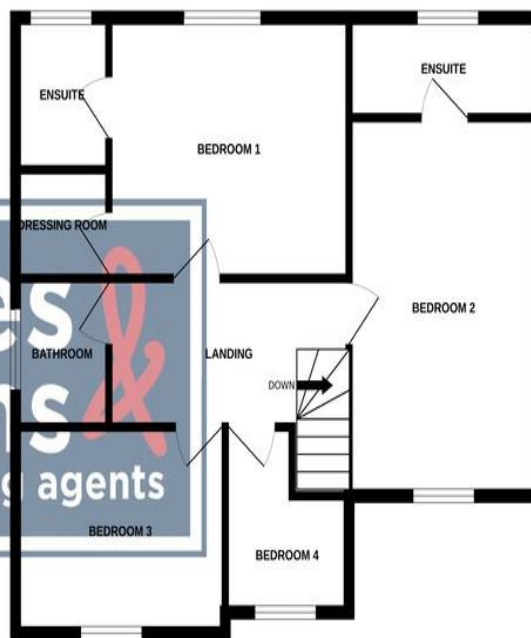
**REAR GARDEN** Large rear garden which is mostly laid to lawn and has a raised patio area and further patio area, gated side access, outside tap and lighting, power points, mature trees.



## GROUND FLOOR



## 1ST FLOOR



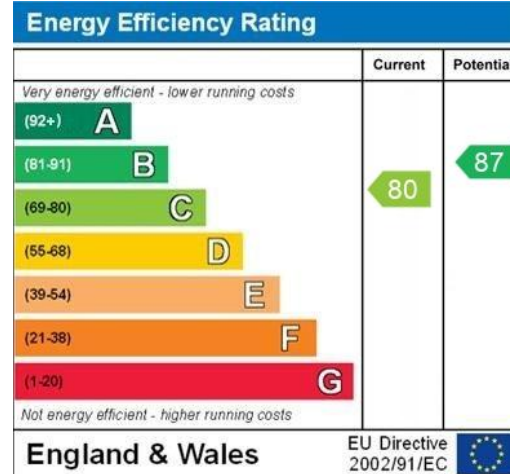
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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