

**OIRO £450,000**  
**Hart Plain Avenue**  
Cowplain, PO8 8QP



## PROPERTY SUMMARY

We are delighted to present for sale this individually built 4 bedroom detached property located in Cowplain. This spacious family property has a large number of benefits and internal viewings are strongly advised. The property boasts 4 well proportioned first floor bedrooms, 2 bathroom suites, 2 reception rooms, a conservatory, impressive kitchen/breakfast room additional WC and a separate utility room which we believe could be converted into a study/office. Externally there is a good sized rear garden, a garage and considerable further off road parking at the front. To arrange your viewing contact us as sole agents today.







**ENTRANCE HALL** Radiator, under stair cupboard, stairs to first floor, doors to:

**UTILITY ROOM/POSS STUDY** 6' 04" x 6' 04" (1.93m x 1.93m) Window to front aspect, radiator, sink unit with cupboard under, plumbing for washing machine, space for tumble dryer.

**WC** Radiator, WC, hand wash basin, extractor.

**LOUNGE** 16' 03" x 12' 08" (4.95m x 3.86m) Window to front aspect, 2 radiators, double doors to:

**DINING ROOM** 12' 11" x 12' 10" (3.94m x 3.91m) Sliding doors to conservatory, radiator.

**CONSERVATORY** 13' 04" x 10' (4.06m x 3.05m) Windows to both sides and rear, double doors to garden, light and power.

**KITCHEN/BREAKFAST ROOM** 14' 10" x 9' 06" (4.52m x 2.9m) Twin windows to rear garden, door to side, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap over, space for 'Range' style cooker, space for 'American' style fridge freezer, wall mounted boiler, spot lighting.

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

**BEDROOM 1** 12' 11" x 12' 10" (3.94m x 3.91m) Window to front aspect, radiator, fitted wardrobes, door to:

**ENSUITE** Window to side aspect, radiator, panelled bath with shower over, WC, hand wash basin.

**BEDROOM 2** 12' 06" x 10' (3.81m x 3.05m) Window to rear aspect, radiator.

**BEDROOM 3** 12' 01" x 9' 08" (3.68m x 2.95m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 4** 9' 07" x 7' 06" (2.92m x 2.29m) Window to rear aspect, radiator.

**BATHROOM** Window to rear aspect, radiator, panelled bath with shower, hand wash basin, WC.

**OUTSIDE** Front - Mostly laid to shingle and providing considerable off road parking, borders, gated side access to rear garden, access to:

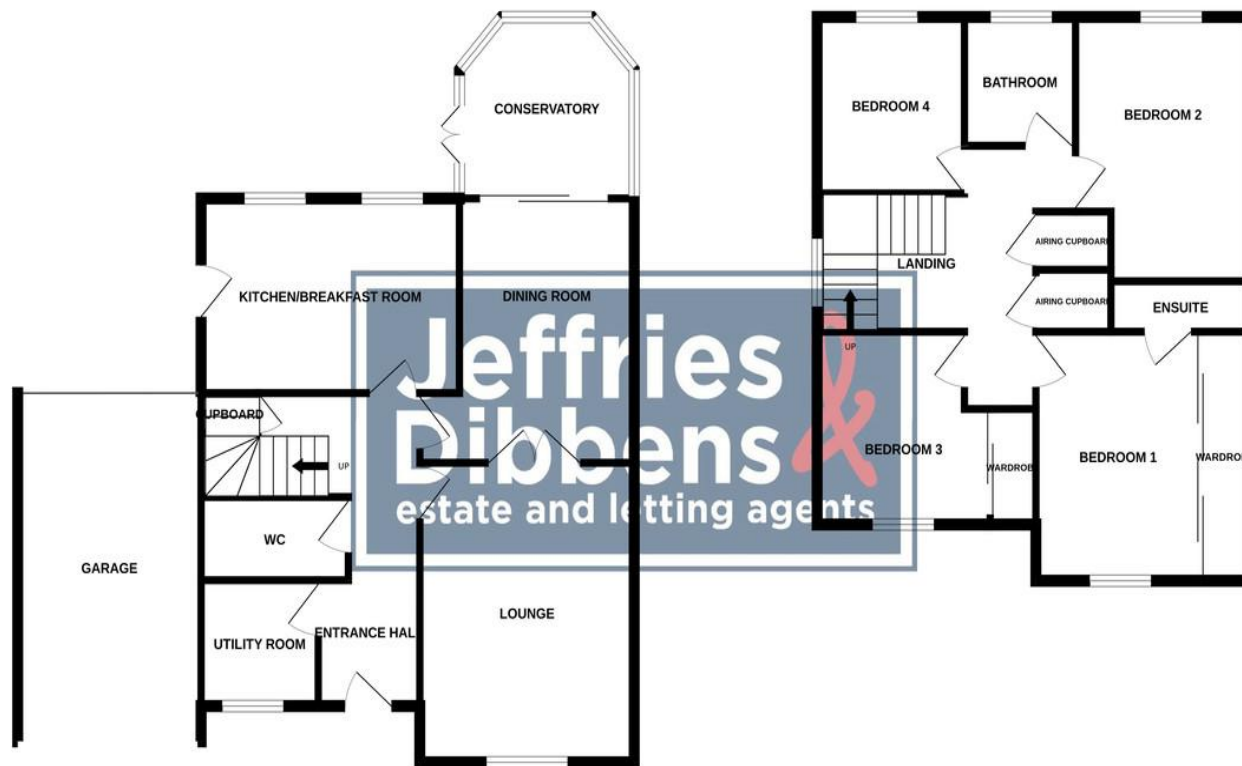
**GARAGE** Twin up and over doors to both front and rear, light and power, roof space storage.

**REAR GARDEN** Large rear garden which is mostly paved and has various patio areas, shrubs and mature trees, outside tap, light, shed.



GROUND FLOOR

1ST FLOOR



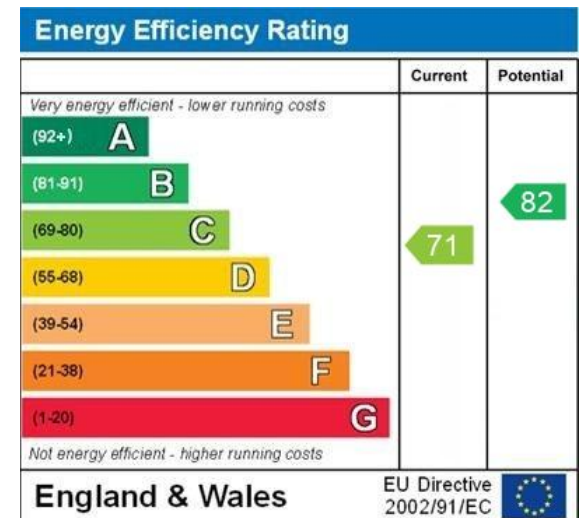
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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Dibbens**  
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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