

Guide Price **£575,000**

**Hatchmore Road,**

Denmead, PO7 6TE



## PROPERTY SUMMARY

A fabulous opportunity to purchase a beautiful and spacious family home has arisen through Jeffries & Dibbens Estate Agents. Situated in a modern mews style development on the outskirts of Denmead village this stunning 5 bedroom property has an enormous number of benefits and internal viewings are very strongly advised. Denmead is a very popular village on the outskirts of Waterlooville and with its rural backdrop, local shops, pubs and schools, it is a very much sought after location. The property has no forward chain and early interest is expected. There is an abundance of light and airy rooms with some benefiting from dual aspect windows, 3 en-suite bathrooms, family bathroom, two reception rooms and a wonderful open plan kitchen. Externally there is a private landscaped rear garden and a 31ft long 'tandem' garage. To arrange your viewing contact us as sole agents today.





**ENTRANCE HALL** Accessed via composite double glazed front door, Oak flooring, radiator, stairs to first floor with storage cupboards under, doors to:

**WC** Radiator, WC, hand wash basin, Oak flooring tiled surround.

**LOUNGE** 20' 07" x 10' 8" (6.27m x 3.25m) Dual aspect with twin windows to the front and French doors to the rear accessing the rear patio 2 radiators, living flame coal effect fire in stone effect surround, Oak flooring.

**DINING ROOM** 11' 11" x 10' 8" (3.63m x 3.25m) Twin double glazed windows to front aspect, radiator, Oak flooring.

**KITCHEN/BREAKFAST ROOM** 14' 9" x 12' 1" (4.5m x 3.68m) Twin double glazed windows to rear aspect, door accessing the rear garden, modern fitted kitchen with range of wall and base units with integrated appliances including dishwasher, washing machine, twin fridge-freezer's, wine chiller and space for range style gas cooker with extractor over, Butler style sink unit with mixer tap over and set in solid wooden worktops, central island/breakfast bar with quartz worktop, tiled flooring, spot lighting, wine rack, wall mounted ladder style radiator.

**FIRST FLOOR** Landing - Double glazed window to front aspect, radiator, stairs to second floor, doors to:

**BEDROOM 1** 12' 2" x 10' 9" (3.71m x 3.28m) Twin double glazed windows to front aspect, twin built-in double wardrobes with hanging rail and shelving, door to:

**ENSUITE** Window to rear aspect, heated towel rail, double width shower with fixed rainfall and second detachable shower heads, WC, hand basin with cupboard under and illuminated mirror over, fully tiled wall and surround, spot lighting.

**BATHROOM** Window to rear aspect, radiator, panel bath with central mixer tap and telephone style shower attachment hand wash with cupboard under, WC, tiled surround.

**BEDROOM 5** 10' 11" x 8' 3" (3.33m x 2.51m) Twin double glazed windows to front aspect, radiator, double built-in wardrobe with hanging rail and shelving.

**BEDROOM 4** 10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window to rear aspect, built-in double wardrobe with hanging rail and shelving, radiator, door to:

**ENSUITE** Window to rear aspect, radiator, shower with glass screen, tiled surround, WC, hand wash basin.

**SECOND FLOOR** Landing - Velux style window to rear with storage cupboard, doors to:

**BEDROOM 2** 13' 5" x 10' 11" (4.09m x 3.33m) Double glazed window to front, radiator, door to:

**ENSUITE** Velux style double glazed window to rear, corner shower with fixed rainfall and second detachable shower heads, heated towel rail, WC, hand wash basin with storage cupboard under and illuminated vanity mirror over.

**BEDROOM 3** 16' 9" x 10' 11" (5.11m x 3.33m) Dual aspect double glazed windows to front and velux window to rear, two radiators, access to loft via hatch.

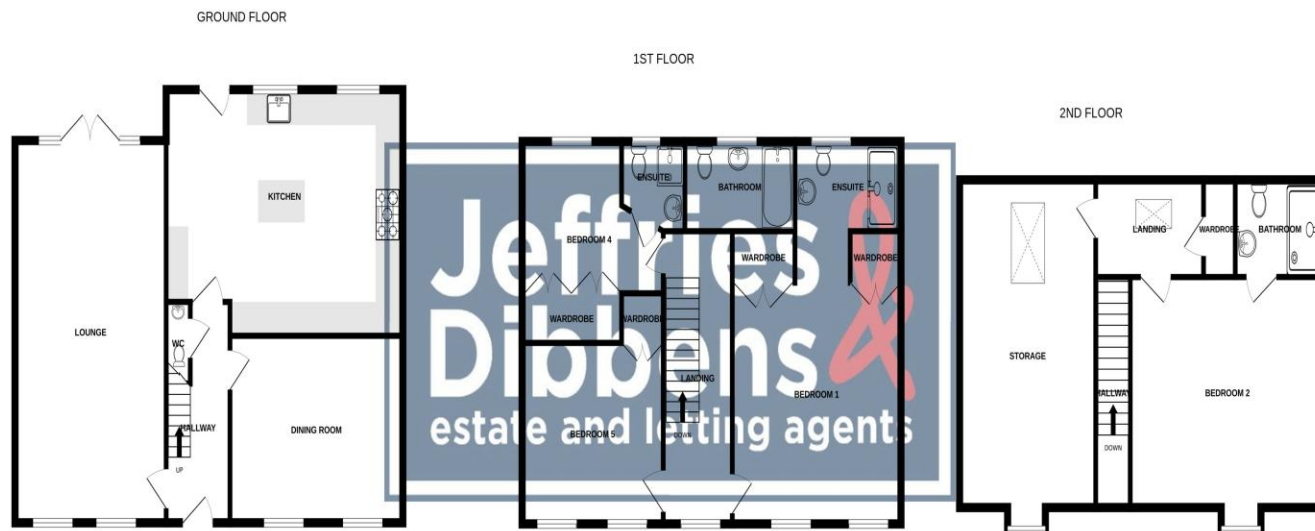
**OUTSIDE** Front - Small forecourt area, own driveway leading to:

**GARAGE** 31' 08" x 9' 10" (9.65m x 3m) Electric up and over door, light and power, wall mounted boiler, roof space storage, personal door to:

**REAR GARDEN** Landscaped rear garden, fully wall enclosed with paved patio area, summer house, artificial grass area, 2 large patio areas, lighting and power points, outside tap, space for hot tub with power points (hot tub negotiable) personal door to garage.







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**  
Winchester City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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