



**£390,000**

**Sutton Road**

Cowplain, PO8 8PT



## PROPERTY SUMMARY

We are delighted to offer for sale this spacious 4 bedroom semi detached property in a popular area of Cowplain. The property benefits from a top floor extension and now boasts 4 first floor bedrooms, bathroom suite, 2 reception rooms, downstairs W.C, conservatory and a fitted kitchen. Externally there is a rear garden, garage and off road parking. Local schools and shops are close by and early interest is expected. To arrange your viewing contact us as sole agents today.







**ENTRANCE PORCH** Door to front, window front & side aspect, window through to downstairs WC, door to:

**ENTRANCE HALL** Radiator, stairs to first floor, doors to:

**WC** Window through to porch, radiator, WC, wash hand basin, tiled principle area, extractor fan, loft access.

**LOUNGE/DINER** 36' 1" x 12' 3" (Narrowing 11.00)" (11m x 3.73m) Window to front aspect, 2 windows to side aspect, window through to conservatory, 2 radiators, fitted storage cupboard, fitted book shelving with further cupboard storage spaces.

**KITCHEN** 13' 00" x 9' 2" (narrowing to 11)" (3.96m x 2.79m) Window and door to rear aspect, spot lights, a range of wall and base units with work surfaces and tiled surround, 1 1/2 sink bowl with mixer tap, integral fridge & freezer, integral dishwasher, integral double ovens, a fitted 5 ring gas hob, extractor fan.

**CONSERVATORY** 20' 9" x 7' 5" (6.32m x 2.26m) Windows surround to rear aspect & double doors to rear garden, window to front aspect through to lounge, radiator, plumbing and space for washing machine & Tumble dryer, wall and base units with work surfaces over, tiled flooring.

**FIRST FLOOR** Loft access, stairs to bedroom 3, doors to:

**BEDROOM 1** 11' 8" x 11' 5" (3.56m x 3.48m) Window to front aspect, radiator, fitted bedroom furniture with storage areas, fitted dresser unit.

**BEDROOM 2** 12' 7" x 10' 0" (Including wardrobe depth)" (3.84m x 3.05m) Window to rear aspect, radiator, range of fitted wardrobes.

**BEDROOM 4** 9' 0" x 7' 4" (2.74m x 2.24m) Window to front aspect, fitted storage cupboards, built in wardrobe & storage space.

**BATHROOM** Window to rear aspect, spot lights, full tiled surround, heated towel rail, "P" shape bath with shower over, vanity unit system with WC, hand wash basin & storage cupboards.

**BEDROOM 3** 16' 02" x 6' 07" (4.93m x 2.01m) Window to front aspect, radiator, fitted bed with draws under, built in wardrobes, built in vanity unit, door to:

**ENSUITE** Window to rear aspect, heated towel rail, corner shower cubicle with electric shower, pedestal hand wash basin, WC, tiled to principle areas.

## OUTSIDE

**FRONT** Mature trees to front, handstand off road parking leading to a car port, garage with up and over door.

**REAR GARDEN** Paved patio area, mostly laid to lawn, mature shrubs, trees and planting areas surrounding, gated side access to front, gated rear access to fields.





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>		83
(69-80) <b>C</b>	71	
(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		
England & Wales		EU Directive 2002/91/EC

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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