

£525,000

Privett Road

Waterlooville, PO7 5JW

PROPERTY SUMMARY

Nestled away in the corner of a very popular cul-de-sac in Purbrook, we are delighted to offer for sale this extended 4 bedroom detached bungalow in Privett Road. The property is offered for sale with no forward chain and internal viewings are very strongly recommended. The property has 4 well proportioned bedrooms, 2 bathroom suites, an extended kitchen/breakfast room, 32ft lounge/diner and a conservatory. Externally there is a beautiful secluded rear garden with an outbuilding and a large driveway leading to a detached double garage. This impressive home needs to be viewed internally to be fully appreciated and can be arranged by contacting us as sole agent.





ENTRANCE PORCH Window and door to front aspect. door to:

ENTRANCE HALL Radiator, storage cupboard, access to loft, doors to:

BEDROOM 1 13' 08" x 11' 07" (4.17m x 3.53m) Bay window to front aspect, radiator, built in wardrobes and bedroom furniture.

BEDROOM 2 10' 08" x 7' 09" (3.25m x 2.36m) Window to front aspect, radiator, built in wardrobe.

BEDROOM 3 10' 1" x 7' 10" (3.07m x 2.39m) Window to rear aspect, radiator.

BEDROOM 4 9' 10" x 7' 10" (3m x 2.39m) Window to side aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, corner bath, hand wash basin, WC, fully tiled.

SHOWER ROOM Heated towel rail, shower cubicle, hand wash basin, WC, fully tiled.

LOUNGE/DINER 32' 05" x 12' 10" (9.88m x 3.91m) Windows to side and rear aspects, doors to side and rear aspects, 2 radiators, gas fire.

KITCHEN/BREAKFAST ROOM 21' 04" x 11' 01" (6.5m x 3.38m) 2 Windows to side aspect, window and door to rear aspect, radiator, extensive range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, plumbing for washing machine and dishwasher, space for 'Range' style cooker, integrated fridge and freezer, spot lighting.

CONSERVATORY 12' 06" x 10' 11" (3.81m x 3.33m) Fully double glazed with double doors to rear garden, radiator, light and power.

OUTSIDE Front - Extensive mature gardens to front and side, own block paved driveway providing considerable off road parking and leading to:

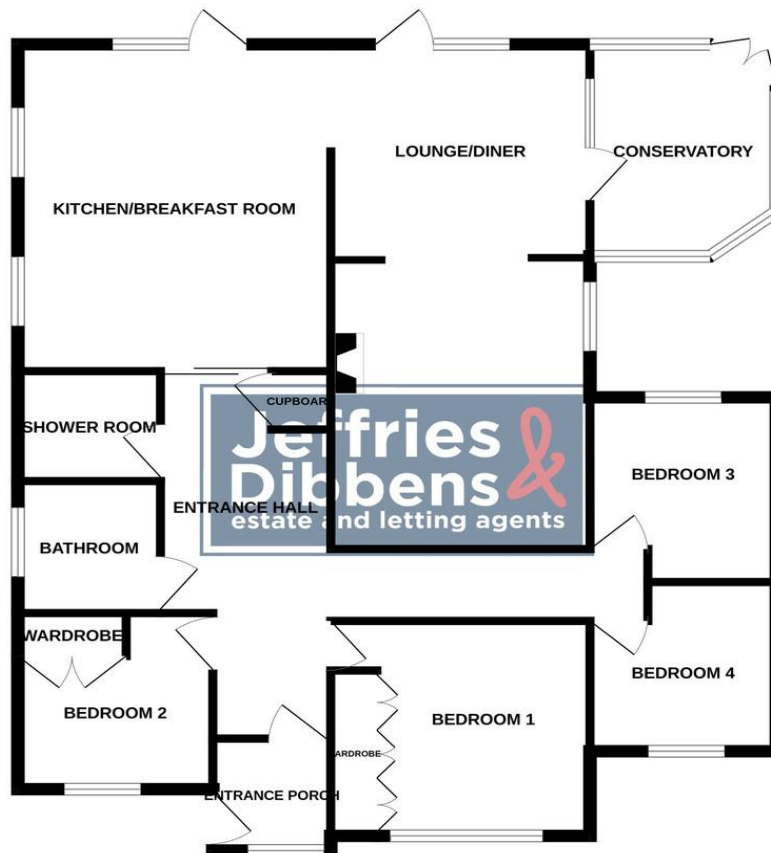
DOUBLE GARAGE 18' 11" x 17' 08" (5.77m x 5.38m) Electric up and over double door, light and power, roof void storage, personal door to:

REAR GARDEN Beautiful mature rear garden with an array of flower, shrub and mature tree borders, mostly laid to lawn with block paved 'Mediterranean' style patio area and pergola, timber shed, green house, fruit trees, gated side and rear access, outside lighting and tap, access to:

SUMMERHOUSE/OFFICE 17' 07" x 7' 08" (5.36m x 2.34m) Sliding doors to garden, light and power.



GROUND FLOOR

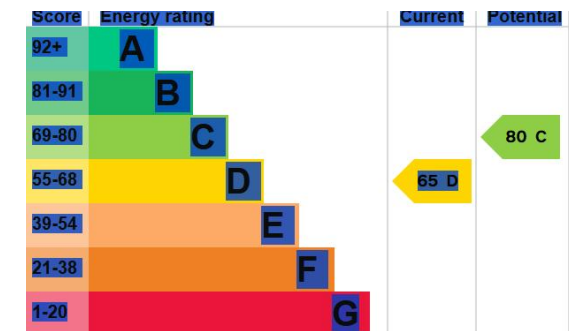


LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



The graph shows this property's current and potential energy rating.

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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**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk

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