

**£1,150,000**

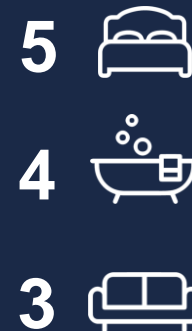
**Queens Road**

Waterlooville, PO7 7SB



## PROPERTY SUMMARY

Located in one of Waterloooville's premier roads, we are delighted to offer for sale this substantial and extended 5 bedroom detached residence off of a private access lane and driveway in Queens Road. This property is a rarely available opportunity and was built during 2009/2010 as one of three bespoke homes offering eco-conscious living. The property has a number of features including 5 double bedrooms with en-suite facilities to 3 of the bedrooms, family bathroom, downstairs W.C, study, dining room, lounge, kitchen/breakfast room and a utility room. Externally you approach the property via a wooded private road which further leads on to a double garage as well a carport. There is a mature and well maintained rear garden. Internal viewings are very strongly advised and can be arranged by contacting Jeffries & Dibbens as sole agents.







**ENTRANCE HALL** Luxury wood laminate, stairs to the first floor with under stairs storage cupboard.

**WC** Wash hand basin, W.C, heated towel rail.

**STUDY** 8' 8" x 6' 11" (2.64m x 2.11m) Window to front aspect, radiator, Italian stone tops

**DINING ROOM** 12' 0" x 12' 0" (3.66m x 3.66m) Dual aspect window to front and side, radiator.

**LOUNGE** 19' 8" x 12' 7" (5.99m x 3.84m) Dual aspect room with windows to the front and double opening doors to cattery, radiator, feature fire place.

**KITCHEN/BREAKFAST ROOM** 25' 1" x 10' 8" (7.65m x 3.25m) Two sets of window to rear aspect, two sets of radiators, a range of units, complimented with Italian stone work surfaces, incorporating double oven, two inset domino hobs, with concealed motorised extractor, larger fridge, coffee machine and Quooker boiling water tap. Peninsular breakfast bar. Karndean flooring and double opening doors, overlooking and leading into the rear garden. Door to:

**UTILITY ROOM** Units with Italian stone worksurface, integral dishwasher, inset sink unit, integrated freezer, door leading to:

**DOUBLE GARAGE** 18' 9" x 17' 1" (5.72m x 5.21m) The integral DOUBLE GARAGE, has two electric entrance doors, dual aspect windows to side and rear, the double garage is currently fitted out and used as a gym, with a sound proof ceiling, inset lighting and flooring. Fitted cupboards, units, appliance spaces for fridge and utility appliances, boiler cupboard, internal door into the utility room.

**FIRST FLOOR LANDING** Window to front aspect, storage cupboard, door leading to:

**BEDROOM 1** Juliette balcony to side aspect, two sets of sky windows, radiator, built in wardrobes, door to:

**ENSUITE** Window to front aspect, heated towel rail, shower cubicle, wash hand basin, his and hers double vanity sink.

**BEDROOM 2** 13' 7" x 13' 6" (4.14m x 4.11m) Window to the front aspect, radiator, built in wardrobe and door to:

**ENSUITE** Window to rear aspect, heated towel rail, wash hand basin, corner shower cubicle.

**BEDROOM 3** 13' 4" x 11' 11" (4.06m x 3.63m) Windows to the front and side aspects, built in wardrobe, door to:

**ENSUITE** Window to side aspect, heated towel rail, wash hand basin, corner shower cubicle.

**BEDROOM 4** 10' 9" x 10' 7" (3.28m x 3.23m) Window to the rear aspect, radiator, built in wardrobe.

**BEDROOM 5** 11' 8" x 10' 9" (3.56m x 3.28m) Window to the rear aspect, radiator.

**BATHROOM** Window to the rear aspect, heated towel rail, panel enclosed bath with shower over. WC, wash hand basin.

**OUTSIDE** The property is approached via a private shared access driveway, access to carport and is bordered by lawned areas and provides parking and turning. The enclosed rear garden is mainly laid to lawn with a paved terrace to the rear of the house, decking area and borders. Side access, Garden store and two shed one in front garden one in back garden.



**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band G

**VIEWINGS**  
By prior appointment only

EP TO FOLLOW

**APPROXIMATE GROSS INTERNAL AREA = 2712 SQ FT / 252.0 SQ M**  
(INCLUDING DOUBLE GARAGE)  
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
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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

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