

**£575,000**

**Edwards Close**

Cowplain, PO8 8RJ



## PROPERTY SUMMARY

Tucked away in a quiet corner of a popular cul-de-sac in Cowplain, we are delighted to offer for sale this beautifully presented 4 bedroom detached property in Edwards Close. This spacious family home is presented to a very high standard throughout and internal viewings are very strongly advised. The property boasts 4 first floor double bedrooms, 2 bathroom suites, a large lounge with separate dining room, modern fitted kitchen, ground floor WC and a study/office. Externally there is a beautiful and private rear garden, pleasant front garden and a good sized driveway leading to the garage and providing considerable off road parking. Early viewing is very strongly advised and can be arranged by contacting us as sole agents today!







**ENTRANCE HALL** Radiator, karndean flooring, storage cupboard, doors to:

**LIVING ROOM** 20' 11" x 12' 11" (6.38m x 3.94m) Bay window with shutters, 3x radiators, sliding doors to rear aspect with bifold shutters, sandstone fireplace with balanced flue gas fire, karndean flooring, double doors to:

**DINING ROOM** 12' 07" x 9' 07" (3.84m x 2.92m) Double doors to rear aspect with bifold shutters, double doors through to the lounge, radiator, serving hatch into kitchen, feature lighting, karndean flooring.

**KITCHEN** 16' 00" x 10' 00" (4.88m x 3.05m) Window to rear & side aspect, door to side aspect, spot lights, radiator, tiled to principal area, range of high and low units with work surfaces over, halogen strip lighting, 1 & half sink bowl with integral draining board and mixer taps, induction hob with hood over, integrated eye level oven, integrated combination microwave/oven, space & plumbing for dishwasher, space for fridge/freezer, serving hatch into dining room.

#### INNER LOBBY DOORS TO WC AND GARAGE

**WC** Window to side aspect, radiator, tiled floor to ceiling, WC, hand wash basin with mixer tap, integrated cupboard under.

**STUDY** 13' 08" x 6' 04" (4.17m x 1.93m) Window to front & side aspect, radiator door to garage.

#### FIRST FLOOR

**LANDING** Window to front aspect with shutters, radiator, access to loft hatch, doors to:

**BEDROOM 4** 9' 06" x 9' 04" (2.9m x 2.84m) Window to side & front aspect, radiator.

**BEDROOM 2** 11' 04" x 10' 05" (3.45m x 3.18m) Window to rear aspect with shutters, radiator.

**STORAGE CUPBOARD** Storage housing water tank.

**BATHROOM** 9' 05" x 8' 02" (2.87m x 2.49m) Window to rear aspect, spot lighting, extractor fan, heated towel rail, tiled floor to ceiling, karndean flooring, WC, hand wash basin with draw under, tiled bath tub, shower cubicle with power shower.

**BEDROOM 3** 10' 09" x 10' 00" (3.28m x 3.05m) Window to rear aspect with shutters, radiator, door to master bedroom.

**MASTER BEDROOM** 12' 10" x 9' 11" (3.91m x 3.02m) Window to front aspect with shutters, radiator, doors to bedroom 2 doors to:

**ENSUITE** Spot lighting, extractor fan, heated towel rail, tiled floor to ceiling, shower cubicle with electrical shower, combined toilet & vanity unit.

#### OUTSIDE

**FRONT** Large lawned area with mature hedge border, extensive block paved drive access via a private driveway, ample parking, side access to rear garden, entrance to garage.

**GARAGE** Electrical garage door, boiler, electric & gas meters, space & plumbing for washing machine & tumble dryer, single bowl sink power & light, door leading to front & rear access, door to study

**REAR GARDEN** Paved patio area, awning, lawned area with mature planting and mature trees & private hedge border to the rear of the property, shingle area, shed, pond, outside power & tap, access to front.



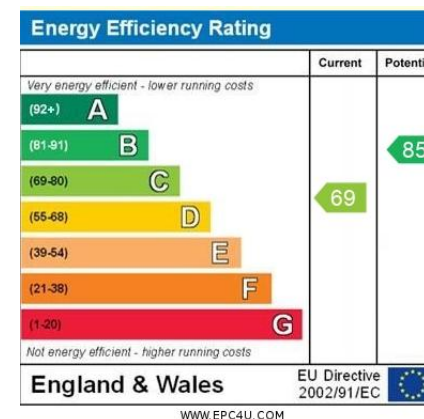
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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