

£465,000

Privett Road

Widley, PO7 5JW

PROPERTY SUMMARY

Located in a quiet residential cul de sac in Widley we are delighted to offer this modern 4 bedroom semi detached house. Which we believe offers generous living space ideal for family's. Internally there is a beautiful fitted kitchen/diner with breakfast bar, 4 well portioned bedrooms, 2 bathroom suites. Externally this property boast of a lovely rear garden with gated access, garage and off road parking at the front. Early viewing is highly recommended to fully appreciate all that it has to offer contact Jeffries & Dibben's today as sole agents on 02392 231 100.

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PORCH Window to side & front aspect, tiled flooring, door to entrance.

ENTRANCE HALL Wall to ceiling radiator, understair storage cupboard, stairs to first floor, door to:

BATHROOM 10' 01" x 7' 02" (3.07m x 2.18m) Sky lantern, heated towel rail, tiled floor to ceiling, spot lighting, WC, freestanding bath tub, Sink bowl with mixer tap, extractor fan, thermostat.

BEDROOM 2 10' 09" x 9' 09" (3.28m x 2.97m) Bay window to front aspect, spot lighting, radiator base unit housing electrics.

LOUNGE 16' 09" x 16' 00" (5.11m x 4.88m) Bay window to rear aspect, wall to ceiling radiator, fireplace, radiator, entrance & door to:

KITCHEN/DINER 28' 09" x 7' 04" (8.76m x 2.24m) Double sky lanterns, bay window to rear aspect, spot lights, door & bifold to side aspect leading to the rear garden, wall to ceiling radiator, range of high and low units with solid oak counters over with integral butler sink bowl with taps over, space for 5 ring gas hob & oven with extractor hood above, tiled to principle areas, integrated dishwasher, Integrated fridge & freezer, plumbing and space for washing machine, slim line integrated wine cooler, breakfast bar, oil fireplace.

FIRST FLOOR

LANDING Window to side aspect, loft hatch, doors to:

BEDROOM 4 10' 00" x 6' 09" (3.05m x 2.06m) Window to side aspect, radiator.

BEDROOM 1 15' 02" x 9' 05" (4.62m x 2.87m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 3 10' 05" x 9' 05" (3.18m x 2.87m) Window to front aspect, radiator.

BATHROOM 6' 07" x 5' 10" (2.01m x 1.78m) Window to side aspect, spot lighting, extractor fan, heated towel rail, panelled bath tub with shower head over, tiled to principle areas, Toilet basin vanity unit, with mixer tap.

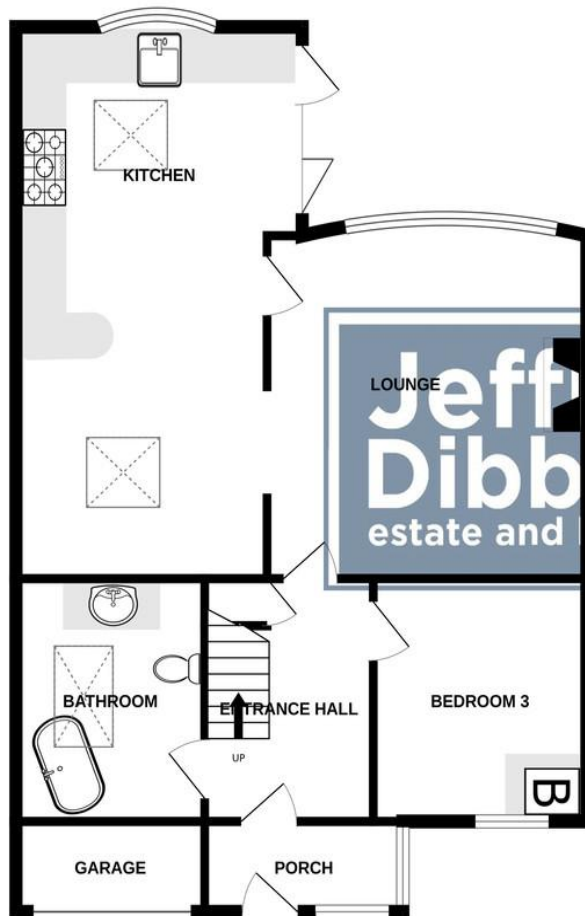
OUTSIDE

FRONT GARDEN Patio area with steps up to front door, parking for 1 car, entrance to garage, laid to lawn area with a border of mature trees and plants, outside light.

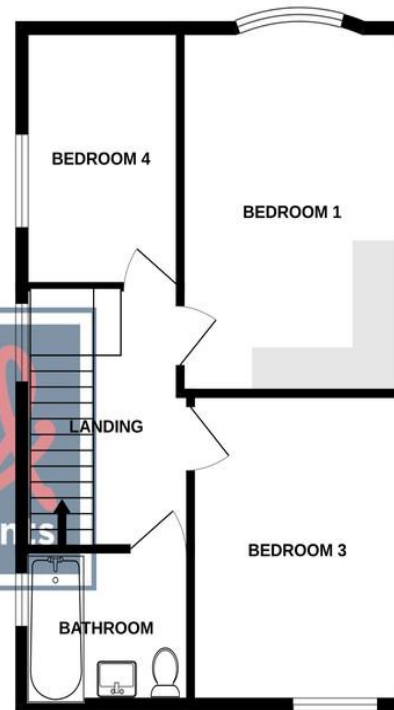
REAR GARDEN Mostly laid to lawn, 2 patio area's with one having a built in seating area, mature trees & planting, gated rear access, outside tap, outside lights.

GARAGE Up & over electric roller door, housing boiler, power and light.

GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY

Havant City Council

TENURE

Freehold

COUNCIL TAX BAND

Band D

VIEWINGS

By prior appointment only

EPC TO FOLLOW

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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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