

**£365,000**

**Hudson Gardens**

Lovedean, PO8 9FA



## PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented modern family home located on the Linden homes Catherington Park. Built only 4 years ago and benefiting from the remainder of the NHBC warranty, internal viewings are highly recommended. The property has a large number of benefits including 4 bedrooms arranged over 2 floors, 2 bathroom suites, modern fitted kitchen, lounge and additional W.C. Externally there is a pleasant rear garden, garage with parking in front. The property is expected to attract immediate interest so to avoid disappointment contact us today to arrange your viewing.





**ENTRANCE HALL** Radiator, stairs leading to first floor, door to:

**WC** Window to front aspect, radiator wash hand basin, WC.

**KITCHEN/DINER** 16' 9 Max" x 8' 5" (5.11m x 2.57m) Bay window to front aspect, window to side aspect, radiator, modern fitted kitchen comprising a range of wall and base units with contrasting work surface over, incorporating sink and drainer unit with mixer tap over. Integrated four ring gas hob with extractor hood over and dual oven below. Integrated dishwasher, fridge/freezer and washer/dryer.

**LOUNGE** 15' 7" x 11' 8" (4.75m x 3.56m) Doors leading to rear garden, radiator, under stairs storage cupboard.

**FIRST FLOOR LANDING** Storage cupboard, stairs to top floor.

**BEDROOM 2** 13' 5" x 8' 5" (4.09m x 2.57m) Window to rear aspect, radiator, built in wardrobe.

**BEDROOM 3** 12' 4" x 8' 4" (3.76m x 2.54m) Window to front aspect, radiator.

**BEDROOM 4** 6' 5" x 5' 7" (1.96m x 1.7m) Window to front aspect, radiator.

**BATHROOM** Heated towel rail, panel enclosed bath with shower over, wash hand basin, W.C.

**SECOND FLOOR LANDING** Storage cupboard housing boiler, door to:

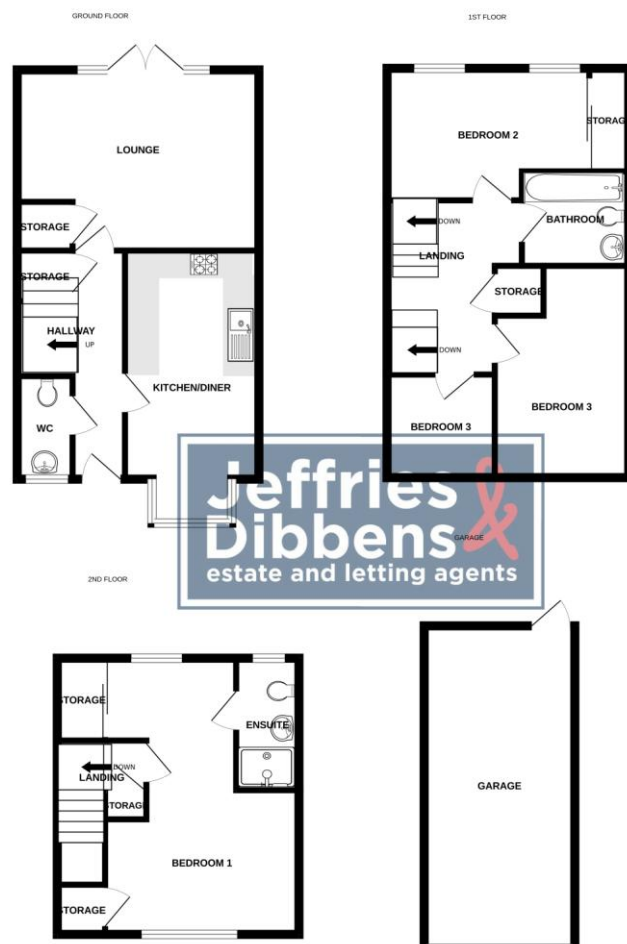
**BEDROOM 1** 21' 2" x 12' 0" (6.45m x 3.66m) Window to front aspect and Velux window to rear aspect, radiator, built in wardrobe, door to.

**ENSUITE** Velux window to rear aspect, shower cubicle, wash hand basin heated towel rail, W.C.

## **OUTSIDE**

**REAR GARDEN** Gated side access, tap, artificially laid lawn area, patio.

**GARAGE** Up and over garage door, parking in front of garage, private door to garage, power and light.



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

## TENURE

Freehold

## COUNCIL TAX BAND

Band

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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