

£615,000

The Dale, Widley

Waterlooville, PO7 5DF

PROPERTY SUMMARY

Located in one of the most sought after locations in Widley, and having undergone a comprehensive programme of refurbishment, we are delighted to present to the market this stunning 3/4 bedroom detached property in The Dale. The property has an enormous number of benefits and internal viewings are very strongly advised. The property offers 3 first floor double bedrooms with en-suite facilities to the master, a quite magnificent 4 piece family bathroom with free standing bath, lounge with media wall, study/bedroom 4, WC, utility room and a fabulous open plan kitchen/diner with integrated appliances. Externally there is a landscaped south facing rear garden, a 21ft garage and twin block paved driveways providing considerable off road parking. The property has new carpets and flooring throughout and is offered for sale with no forward chain. Call today to book your viewing!





ENTRANCE HALL Composite door to side aspect, window to side aspect, radiator, under stair cupboard, stairs to first floor, doors to:

WC WC, hand wash basin.

STUDY/BEDROOM 4 8' 10" x 6' 07" (2.69m x 2.01m) Bay window to front aspect, window to side aspect, radiator.

LOUNGE 15' 01" x 12' 10" (4.6m x 3.91m) Bay window to front aspect, radiator, media wall with under unit lighting.

KITCHEN/DINER 25' 09 max" x 15 max' (7.85m x 4.57m) Window and bi-fold doors to rear garden, radiator, floor to ceiling radiator, extensive range of newly fitted cupboards, units and work surfaces with inset sink unit and mixer tap, built in double oven, hob and extractor, integrated dishwasher and fridge freezer, cupboard leading to further storage and wall mounted boiler (new), breakfast bar, spot lighting, Herringbone flooring, door to garage.

FIRST FLOOR Landing - Access to loft, doors to:

BEDROOM 1 15' 08" x 12' 04" (4.78m x 3.76m) Bay window to front aspect, radiator, door to:

ENSUITE Heated towel rail, extractor, shower cubicle, hand wash basin, WC, spot lighting.

BEDROOM 2 12' 03" x 11' (3.73m x 3.35m) Window to rear aspect, radiator.

BEDROOM 3 10' 2" x 9' (3.1m x 2.74m) Windows to front and side aspects, radiator, spot lighting.

BATHROOM 8' 09" x 8' 07" (2.67m x 2.62m) Window to side aspect, heated towel rail, free standing bath with separate mixer tap and shower attachment, WC, hand wash basin with vanity surround, double shower cubicle, spot lighting, fully tiled flooring and surround.

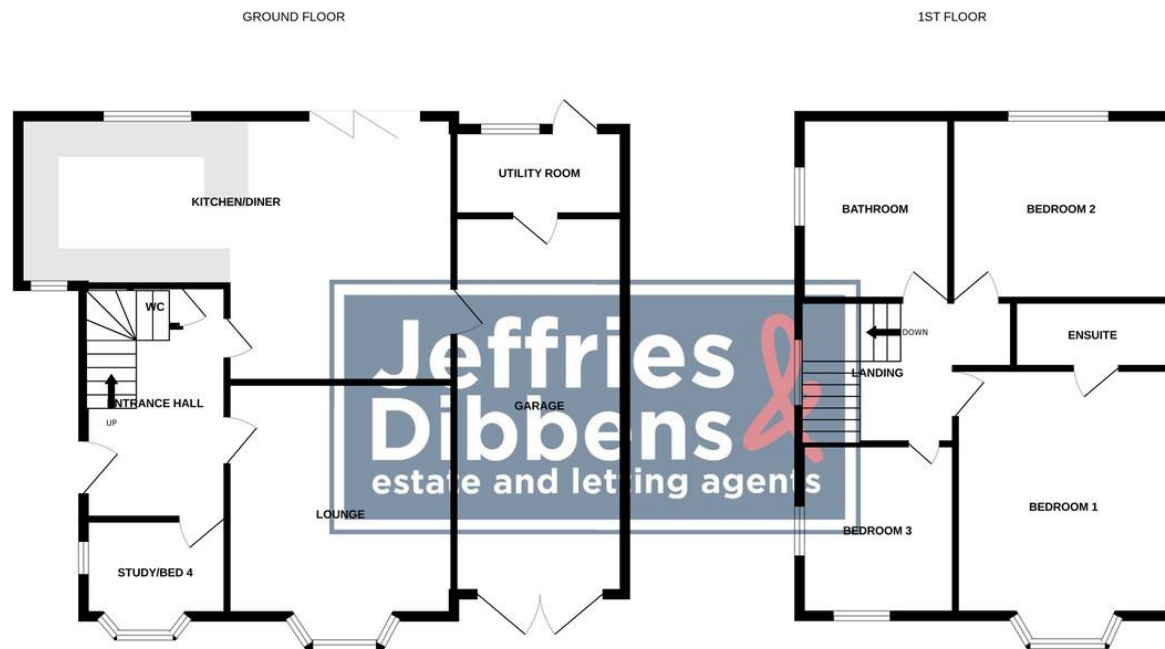
OUTSIDE Front - Twin block paved driveways providing considerable off road parking, outside tap, gated side access, leading to:

GARAGE 21' 04" x 9' 09" (6.5m x 2.97m) Double doors to front aspect, light and power, tap, door to kitchen, door to:

UTILITY ROOM 8' 08" x 4' 05" (2.64m x 1.35m) Window and door to rear garden, work surface with inset sink unit and mixer tap, space and plumbing for washing machine.

REAR GARDEN Landscaped rear garden which is south facing and mostly laid to lawn, large patio area, sleeper style flower beds, outside lighting.





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 only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	69	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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.

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