



£560,000

The Dale

Waterlooville, PO7 5DE

PROPERTY SUMMARY Situated in one of Widley's most highly regarded locations, we are delighted to offer for sale this stunning 4 bedroom semi detached home in The Dale. This beautiful family home has been extended and converted and now offers spacious living accommodation. Internally the property boasts 4 well proportioned first floor bedrooms with ensuite facilities, bathroom suite, 2 reception rooms, fitted kitchen, conservatory, utility room and an additional WC. Externally the property offers a garage with considerable further off road parking and a sumptuous South facing rear garden with garden shed which could be used as bar/office. Internal viewings are a must and can be arranged by contacting us as sole agents today.





ENTRANCE HALL 15' 08" x 8' 11" (4.78m x 2.72m) Window to front aspect, radiator, under stairs storage cupboard, door to:

DINING ROOM 15' 08" x 12' 05" (4.78m x 3.78m) Bay window to front aspect, radiator, feature fire place.

LOUNGE 15' 01" x 12' 05" (4.6m x 3.78m) Radiator, feature fire place, place doors to:

CONSERVATORY 12' 09" x 11' 09" (3.89m x 3.58m) Windows to side and rear aspect, doors to rear aspect.

KITCHEN 16' 02" x 14' 06" (4.93m x 4.42m) Windows and doors to rear aspect, radiator, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space and plumbing for dish washer, space for fridge, door to:

WC Window to side aspect, W.C with wash hand basin in.

UTILITY ROOM 10' 10" x 7' 10" (3.3m x 2.39m) Range of base units, window to side aspect, wash hand basin, door to side aspect.

LANDING 15' 10" x 08' 06" (4.83m x 2.59m) Window to side aspect, eave storage, door to storage cupboard housing boiler, access to all first floor rooms, door to:

BATHROOM Window to side aspect, panelled bath with shower over, wash hand basin, W.C.

BEDROOM 1 14' 03" x 12' 07" (4.34m x 3.84m) Bay window to front aspect, radiator.

BEDROOM 2 14' 03" x 9' 08" (4.34m x 2.95m) Window to rear aspect, radiator, door to:

ENSUITE Shower cubicle, wash hand basin, W.C.

BEDROOM 3 10' 03" x 9' 02" (3.12m x 2.79m) Window to rear aspect, radiator.

BEDROOM 4 9' 02" x 8' 11" (2.79m x 2.72m) Window to front aspect, radiator,

OUTSIDE

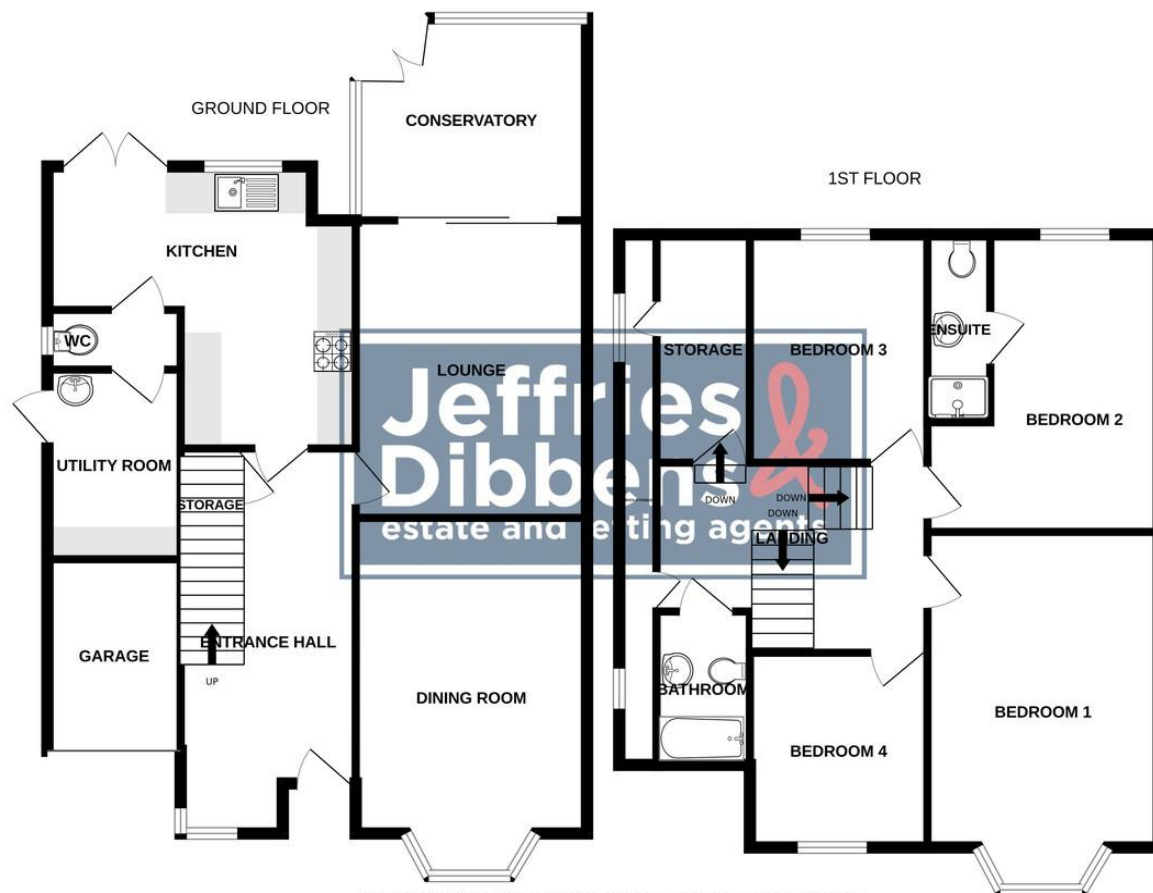
REAR GARDEN Large area laid to lawn, patio area, shed, light, outside tap, outbuilding, gated access to front.

FRONT GARDEN Shingle driveway providing off road parking, access to garage.

GARAGE

OUTBUILDING 17' 08" x 10' 09" (5.38m x 3.28m) Window to front & side aspect, power & lighting.





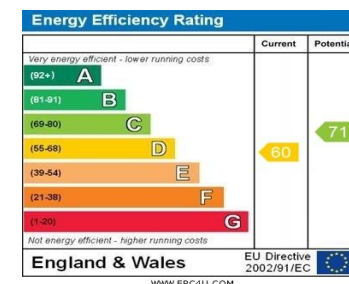
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.

**Jeffries
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estate and letting agents

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