

**£339,995**

**Sutton Road**

Cowplain, PO8 8PT



## PROPERTY SUMMARY

Nestled at the end of a quiet cul-de-sac we are delighted to offer for sale this extended 3 bedroom semi detached house in Sutton Road, Cowplain. This impressive family home has a large number of benefits and internal viewings are strongly advised. The property offers 3 first floor bedrooms, a family bathroom suite, large lounge/diner, fitted kitchen and a sun room/dining room across the rear. Externally there is off road parking and a driveway leading to the garage plus a good sized rear garden. Shops, schools and green spaces are close at hand and early interest is expected.





**ENTRANCE HALL** Door and window to front aspect, radiator, tiled flooring, stairs to first floor, doors to:

**LOUNGE/DINER** 22' 01" x 12' 05" (6.73m x 3.78m) Window to front aspect, twin windows to side aspect, radiator, log burner, open to:

**SUN ROOM** 19' 05" x 7' 06" (5.92m x 2.29m) Full width window and double doors to rear garden, radiator, work surface with cupboard under, plumbing for washing machine and space for tumble dryer, vinyl flooring, open to:

**KITCHEN** 12' 08" x 9' 02" (3.86m x 2.79m) Range of cupboards, units and work surfaces, inset sink unit with mixer tap over, integrated oven, induction hob and extractor, space for 'American' style fridge freezer, plumbing for dishwasher, under stair cupboard, under unit lighting.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 12' 06" x 11' 06" (3.81m x 3.51m) Window to front aspect, radiator.

**BEDROOM 2** 12' 06" x 10' 01" (3.81m x 3.07m) Window to rear aspect, radiator, airing cupboard housing boiler.

**BEDROOM 3** 8' 07" x 8' 01" (2.62m x 2.46m) Window to front aspect, radiator.

**BATHROOM** Window to rear aspect, radiator, panelled bath with shower over, hand wash basin, WC, part tiled.

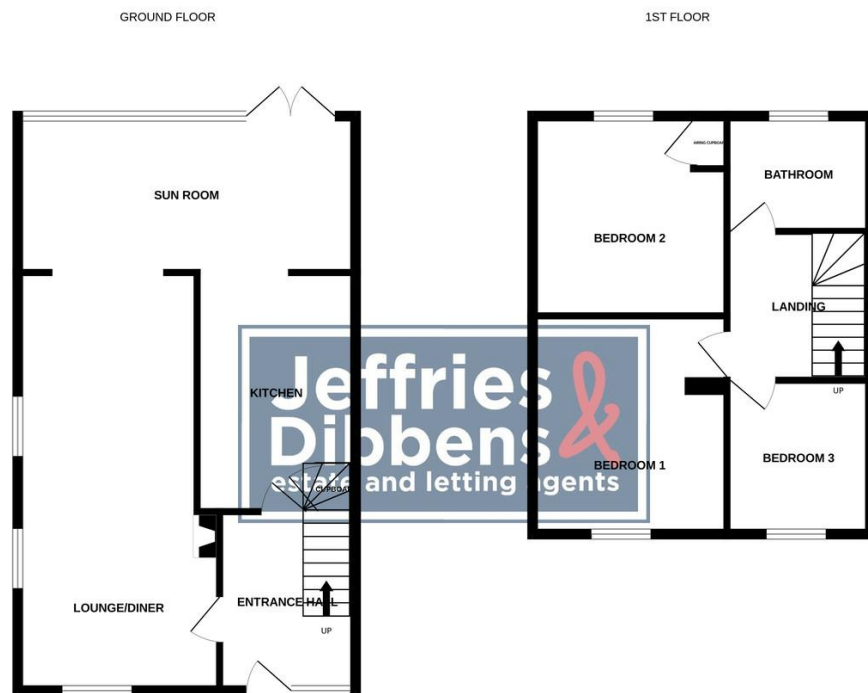
**OUTSIDE** Front - Garden laid stones/pebbles and providing off road parking, own driveway leading to:

**GARAGE** Up and over door.

**REAR GARDEN** Mostly laid to lawn with decked area, rear seating area, 2 x sheds, borders, gated side access, tap, lighting, wood store.







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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 & Dibbens**  
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