

£425,000

The Orchard

Waterlooville, PO7 6YG

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in the wonderful village of Denmead we are delighted to offer for sale this stunning 3 bedroom detached property in The Orchard. This extended family home is offered for sale with no forward chain and internal viewings are essential! The property boasts 3 well proportioned first floor bedrooms, a modern bathroom suite, lounge, additional WC and a magnificent open plan kitchen/diner. Externally there is off road parking for several vehicles and a low maintenance rear garden. Early interest in this superb family home is expected so to avoid disappointment contact us today!





ENTRANCE HALL 2 x side panels w indow s to front aspect, radiator, spot lights, doors to:

WC Window to side aspect, tiled floor to ceiling, WC, hand w ash basin w ith mixer tap, solid oak door.

STORAGE CUPBOARD Under stair storage cupboard.

KITCHEN/DINER 21' 01" x 18' 03" (6.43m x 5.56m) Window & double doors to rear aspect, 2 Velux skylights, radiator, floor to ceiling radiator, spot lights, Camaro flooring throughout, range of fitted cupboards, units and quartz w ork tops w ith 1 1/2 bowl sink unit and pull out mixer tap, integrated fridge, space for further American style fridge/freezer, eyelevel integrated oven w ith plate w armer, integrated dual oven/grill, induction hob w ith extractor above, under unit spot lights, centre island w ith Quartz w ork top over and storage cupboards under, solid oak double doors to front aspect into lounge.

LOUNGE 15' 01" x 10' 03" (4.6m x 3.12m) Window to front aspect, radiator, solid oak double doors into kitchen/diner.

FIRST FLOOR

LANDING Window to side aspect, storage cupboard w ith w all mounted boiler, access to loft, doors to:

BEDROOM 1 11' 10" x 11' 04" (3.61m x 3.45m) 2 x w indow s to rear aspect, radiator, built in low level storage cupboard, triple built in sliding door w ardroses, w all mounted reading lights.

BEDROOM 2 11' 03" x 9' 05" (3.43m x 2.87m) Window to front aspect, radiator.

BEDROOM 3 8' 08" x 8' 03" (2.64m x 2.51m) Window to front aspect, radiator.

BATHROOM 7' 09" x 6' 01" (2.36m x 1.85m) Window to rear aspect, heated tow el rail, tiled floor to ceiling, spot lighting, extractor fan, P- shaped bath tub w ith rainfall shower head over & taps in the middle, hand w ash basin w ith mixer tap and cupboard under, WC.

OUTSIDE

FRONT Driveway providing off road parking for multiple cars, side access w ith gate to rear garden.

REAR GARDEN Artificial grass area, patio area, hard stand w ith outside w ooden bar w ith power, shed, side gated access to front, outside tap, sensor lights.



GROUND FLOOR

1ST FLOOR



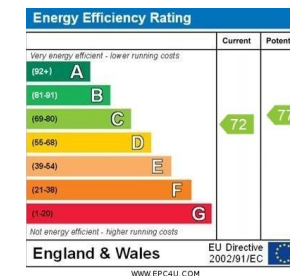
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band D

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
Dibbens &**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk