



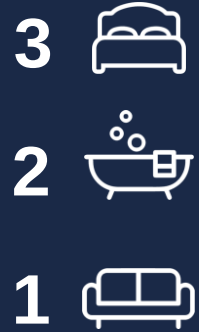
£415,000

Sutton Road

Cowplain, PO8 8QA

PROPERTY SUMMARY

STUNNING HOME. Tucked away in a quiet cul-de-sac and boasting a magnificent corner plot garden we are delighted to offer for sale this amazing 3 bedroom semi detached property in Sutton Road. The current owners have significantly improved and updated this property to a very high standard throughout and internal viewings really are essential to fully appreciate this wonderful property. The property has 3 bedrooms arranged over 2 floors, 2 bathroom suites and a beautiful open plan lounge and kitchen/breakfast room providing a light and airy living space. Externally the property has an exquisite landscaped corner plot garden and off road parking for several vehicles. Property of this quality rarely come to the market so to avoid disappointment contact us as sole agents today.





ENTRANCE HALL Window and door to front aspect, floor to ceiling radiator, double storage cupboard, wooden flooring, stairs to first floor, doors to:

SHOWER ROOM Heated towel rail, extractor, shower cubicle with 'Rainforest' style shower head, WC, hand wash basin with vanity surround and cupboard under, fully tiled, spot lighting.

LOUNGE/KITCHEN 28' 02" x 15' 10" max (8.59m x 4.83m) Windows to front and rear aspects, double doors to rear garden, door to side, 3 x floor to ceiling radiators, range of fitted cupboards, units and work surfaces with inset twin 'Butlers' style sink unit and hose style mixer tap, integrated double oven, microwave, washing machine, dishwasher, fridge and freezer, centre island breakfast bar with integrated 5 ring gas hob, spot lighting, matching flooring, feature media wall with inset flame effect fire, door to:

BEDROOM 2 11' 03" x 8' 02" (3.43m x 2.49m) Window to rear aspect, radiator.

FIRST FLOOR Landing - Extensive landing area with matching wooden flooring, floor to ceiling radiator, spot lighting, access to loft, double storage cupboard, doors to:

BEDROOM 1 13' 07" x 11' 04" (4.14m x 3.45m) Window to rear aspect, floor to ceiling radiator, walk in wardrobe.

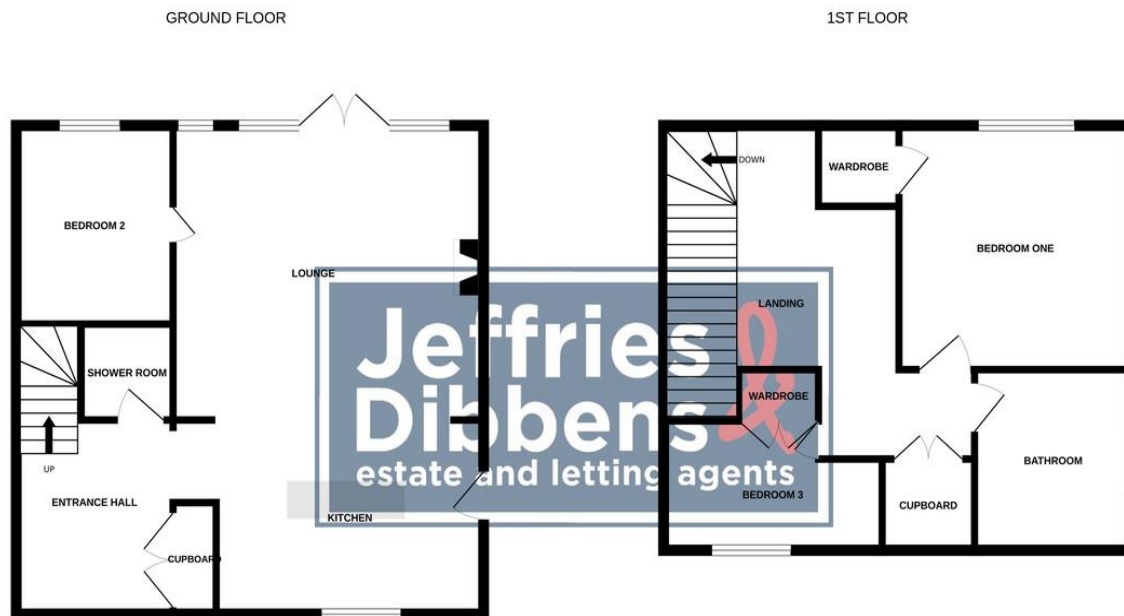
BEDROOM 3 9' 08" x 7' 09" (2.95m x 2.36m) Window to front aspect, radiator, built in wardrobe.

BATHROOM 8' 04" x 5' 08" (2.54m x 1.73m) Window to side aspect, heated towel rail, free standing bath, WC, hand wash basin with vanity surround and cupboard under, spot lighting, fully tiled.

OUTSIDE Front - Mostly laid to stone chippings and providing off road parking for several vehicles, side access to:

REAR GARDEN Landscaped corner plot rear garden which is beautifully maintained and presented. Mostly laid to lawn with extensive patio area and vast array of flower and shrub borders, shed, outside tap and 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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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