

**£415,000**

**Durley Avenue**

Cowplain, PO8 8UZ



## PROPERTY SUMMARY

Located close to Cowplain village centre we are delighted to offer for sale this deceptively spacious 4 bedroom detached property in Durley Avenue. This extended family home has a large number of benefits and internal viewings are strongly advised. The property boasts 4 double bedrooms arranged over 2 floors, 2 bathroom suites, 2 reception rooms, kitchen, conservatory (with study area) and an additional WC. Externally there is a large south facing garden, detached garage and considerable off road parking for multiple vehicles. To avoid disappointment contact us as sole agents today to avoid disappointment.







**ENTRANCE HALL** Door to side aspect, radiator, doors to:

**KITCHEN** 11' 8" x 10' (3.56m x 3.05m) Windows to side and rear aspects, door to rear, range of fitted cupboards, units and work surfaces, double bowl sink unit with mixer tap, built in oven and hob, space for fridge and freezer.

**BEDROOM 1** 13' 11" x 12' 01" (4.24m x 3.68m) Bay window to front aspect, radiator, built in wardrobes and bedroom furniture.

**SHOWER ROOM** Window to rear aspect, electric wall heater, shower, WC, hand wash basin, fully tiled.

**LOUNGE** 14' 03" x 11' 10" (4.34m x 3.61m) Bay window to front aspect, radiator, gas fire.

**DINING ROOM** 10' 11" x 9' 05" (3.33m x 2.87m) Window to side aspect, radiator, sliding doors to:

**CONSERVATORY/OFFICE** 8' 03" x 5' 09" (2.51m x 1.75m) Window to rear aspect. radiator, leading on to:

**CONSERVATORY** 12' 02" x 5' 09" (3.71m x 1.75m) Windows to side and rear aspects, door to rear garden, radiator, entrance to:

**WC** Window to rear aspect, WC, hand wash basin.

**INNER HALL** Window to side aspect, stairs to second floor.

**SECOND FLOOR** Landing - radiator, airing cupboard, doors to:

**BEDROOM 2** 14' 05" x 12' 06" (4.39m x 3.81m) Window to front aspect, radiator.

**BEDROOM 3** 10' 09" x 9' 02" (3.28m x 2.79m) Window to rear aspect, radiator.

**BEDROOM 4** 13' 07" x 7' 06" (4.14m x 2.29m) Window to front aspect, radiator.

**BATHROOM** Window to rear aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin.

**OUTSIDE** Front - Off road parking for multiple vehicles, driveway to garage, side access to rear garden

**GARAGE** Up and over door, light and power.

**REAR GARDEN** Large south facing garden which is mostly laid to lawn and has various patio and paved areas, borders, tap, lights, concrete shed/work shop.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		

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**  
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