

Guide Price £600,000

Lavant Close

Cowplain, PO8 8BQ

PROPERTY SUMMARY

Occupying a prominent corner position and boasting a fabulous corner plot garden we are delighted to offer for sale this stunning 4 bedroom detached property in Lavant Close. This immaculate property is presented to a very high standard throughout and internal viewings are very strongly advised. The property has 3 first floor bedrooms, a beautiful bathroom suite, a large ground floor bedroom, further shower room, open plan kitchen/diner leading on to the conservatory and a large lounge with open fire. Externally there is a stunning rear garden and a detached double garage with own driveway providing off road parking. Lavant Close is a popular cul-de-sac close to local shops and protected woodlands. Early viewing is essential to fully appreciate all this magnificent property has to offer.





ENTRANCE HALL Windows and doors to side aspect, radiator, tiled flooring, part wood panelled walls, under stair cupboard, spot lighting, stairs to first floor, doors to:

LOUNGE 20' 8" x 12' 5" (6.3m x 3.78m) Feature bow window to front aspect, two windows to side aspects, radiator, feature open fireplace with surround and hearth.

SHOWER ROOM Window to side aspect, heated towel rail, shower cubicle, WC, hand wash basin, fully riled, spot lighting.

BEDROOM 3 11' 3" x 9' 6" (3.43m x 2.9m) Window to rear aspect, radiator, spot lighting.

KITCHEN/DINER 21' 3" x 9' 6" (6.48m x 2.9m) Window to side aspect, extensive range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated double oven, hob and extractor, integrated fridge, freezer, washing machine and dishwasher, concealed wall mounted boiler, spot lighting, under unit lighting, breakfast bar, open plan to:

CONSERVATORY 12' 4" x 9' 6" (3.76m x 2.9m) Windows to rear and both side aspects, double doors to side, two radiators, light and power.

FIRST FLOOR Landing - Access to loft, part wood panelled walls, doors to:

BEDROOM 1 12' 10" x 12' 6" (3.91m x 3.81m) Window to front aspect, radiator, built in double wardrobes, eaves storage.

BEDROOM 2 10' 5" x 9' 11" (3.18m x 3.02m) Window to rear aspect, radiator, two eaves storage cupboards.

BEDROOM 4 10' x 5' 4" (3.05m x 1.63m) Window to side aspect, radiator, built in cupboard.

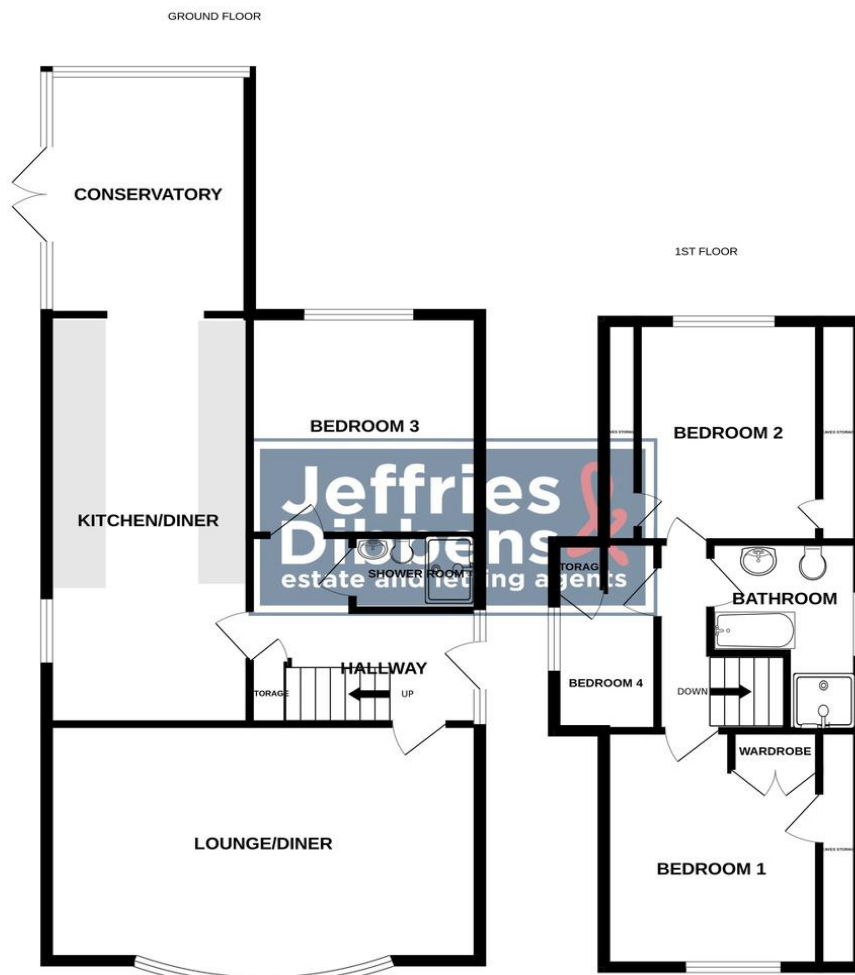
BATHROOM Window to side aspect, radiator and heated towel rail combined, shower, bath, WC, hand wash basin, fully tiled, spot lighting.

OUTSIDE Front - Attractive front garden which is fully laid to lawn, stable style gate leading to block paved driveway and:

DOUBLE GARAGE 17' x 15' 7" (5.18m x 4.75m) Electric up and over door, light and power, personal door to:

REAR AND SIDE GARDEN Landscaped garden which is fully enclosed and mostly laid to lawn with mature borders, Indian Sandstone patio area, 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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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