Jeffries &
Dibbens
estate and letting agents

**£325,000**

**Walton Close**

Waterlooville, PO7 7DJ

## PROPERTY SUMMARY

Located in a quiet cul-de-sac and within walking distances of several popular schools and green spaces we are delighted to offer for sale this immaculate 3 bedroom property in Waterlooville. This stunning family home is an ideal first purchase and internal viewings are very strongly advised. The property benefits from 3 double bedrooms, a modern bathroom suite, impressive fitted kitchen, lounge and additional WC. Externally there is parking for several vehicles and a pleasant rear garden. Early interest in this exceptional home is guaranteed so to avoid disappointment contact is as sole agents today!

**3**

**1**

**1**

**ENTRANCE HALL** Radiator, understairs storage, pull out shoe storage, separate storage cupboard, entrance & doors to:

**WC** Window to front aspect, heated towel rail, part tiled, WC, hand wash basin with mixer tap and cupboard under.

**KITCHEN/DINER** 21' 07" x 08' 08" (6.58m x 2.64m) Window to rear aspect, radiator, spot lighting, part tiled surround, extensive range of fitted cupboards, units and work surfaces with ceramic sink unit with draining board and mixer tap, integrated twin ovens with 5 ring gas hob and extractor hood above, integrated dishwasher, space & plumbing for washing machine, space for tall fridge freezer, bifold sliding doors through to lounge, double doors to rear garden.

**LOUNGE** 12' 07" x 10' 03" (3.84m x 3.12m) Bow window to front aspect, radiator, door to entrance hall, bifold doors through to kitchen/diner.

**FIRST FLOOR**
**LANDING** Loft hatch, storage cupboard housing boiler with extra storage, doors to:

**BEDROOM 1** 13' 08" x 10' 04" (4.17m x 3.15m) Window to rear aspect, radiator, wood panelling, storage cupboard with shelves.

**BEDROOM 2** 12' 06" x 8' 10" (3.81m x 2.69m) Window to rear aspect, radiator.

**BEDROOM 3** 10' 05" x 7' 07" (3.18m x 2.31m) Window to front aspect, radiator.

**BATHROOM** Window to front aspect, heated towel rail, part tiled surround, extractor fan, panelled bath with mixer tap and shower over, WC & hand wash basin with mixer tap and vanity surround with cupboard under.

**OUTSIDE**
**FRONT** Shingle driveaway providing off road parking for multiple vehicles.

**REAR GARDEN** Patio area, mostly laid to lawn, decked area, double railway sleeper style flower beds, shingle area, rear access.

GROUND FLOOR

1ST FLOOR

KITCHEN/DINER

BEDROOM TWO

STORAGE

BEDROOM 1

LANDING

ENTRANCE HALL
UP

DOWN

LOUNGE

STORAGE

BEDROOM THREE

BATHROOM

WC

STORAGE
B

**LOCAL AUTHORITY**
Havant Borough Council

**TENURE**
Freehold

**COUNCIL TAX BAND**
Band B

**VIEWINGS**
By prior appointment only

EPC TO FOLLOW

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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