

Jeffries & Dibbens
FOR SALE
023 9223 1100
jdb.co.uk

£514,500

Stakes Hill Road

Waterlooville, PO7 7LT

PROPERTY SUMMARY

Located within walking distance of several popular schools, we are delighted to offer for sale this well presented and spacious 4 bedroom detached property on Stakes Hill Road. This impressive family home has a large number of benefits and internal viewings are strongly recommended. The property offers 4 well proportioned first floor bedrooms, a modern bathroom suite, fabulous open plan kitchen/diner, large lounge, study and additional WC. Externally there is off road parking for several vehicles and an impressive rear garden with summer house. Early viewing is strongly advised and can be arranged by contacting us as sole agents.





PORCH Door to front:

ENTRANCE HALL Radiator, storage cupboard, under stairs storage, door to:

WC Hand wash basin with taps, WC, extractor fan.

LOUNGE 20' 00" x 14' 03" (6.1m x 4.34m) Window to front aspect, 2 x radiators.

KITCHEN/DINER Windows & double doors to rear aspect, radiator, spot lights, range of wall & base units with work surfaces over, corner larder cupboard, 1 1/2 sink unit with integral draining board, space & plumbing for washing machine, space for tumble dryer, integrated dishwasher, space for American fridge freezer, space for range oven with hood above, entrance to:

STUDY 15' 03" x 8' 05" (4.65m x 2.57m) Window & door to rear aspect, radiator, spot lights, door to front aspect leading into garage.

FIRST FLOOR

LANDING Obscured window to side aspect, storage cupboard housing wall mounted boiler, doors to all first floor rooms.

BATHROOM 10' 01" x 6' 05" (3.07m x 1.96m) Heated towel rail, spot lights, obscured window to rear aspect, extractor fan, tiled floor to ceiling, tiled bath with detachable hose & taps, walk in shower with rainfall shower head & detachable hose, vanity unit hand wash basin with mixer tap & cupboards under, WC.

BEDROOM 1 13' 09" x 9' 10" (4.19m x 3m) Window to rear aspect, radiator, built in wardrobes & storage unit.

BEDROOM 2 11' 10" x 10' 11" (3.61m x 3.33m) Window to front aspect, radiator.

BEDROOM 3 11' 08" x 8' 06" (3.56m x 2.59m) Window to side aspect, radiator.

BEDROOM 4 8' 04" x 8' 00" (2.54m x 2.44m) Window to front aspect, radiator.

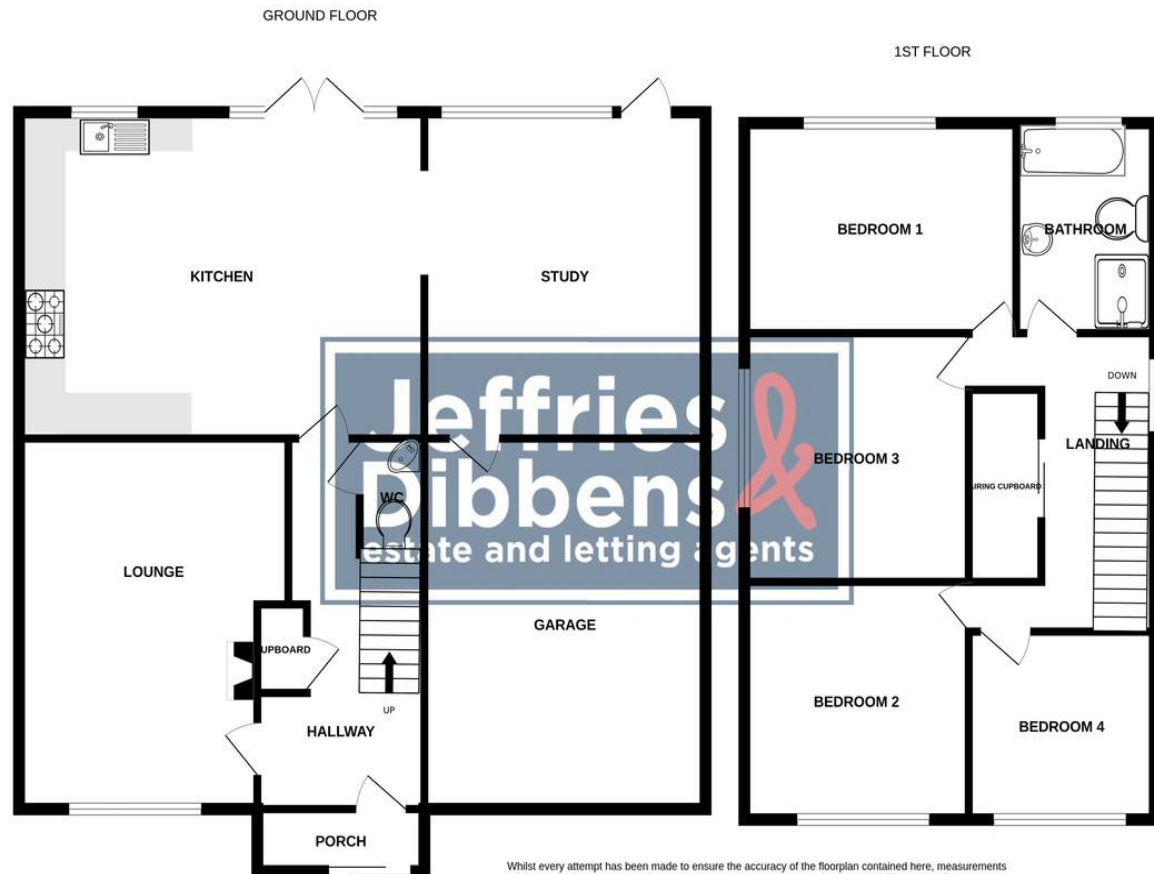
OUTSIDE

FRONT Mature shrubs & trees, blocked paved driveway parking for multiple vehicles, gated side access to rear aspect, access to garage.

GARAGE Up & over door, power & light.

REAR GARDEN Mature garden with mature trees & plants, patio area, mostly laid to lawn, gated side access to front, decked area, outside tap, summer house.

SUMMER HOUSE Window to side aspect, power & light.



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	73
(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.

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
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estate and letting agents

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