

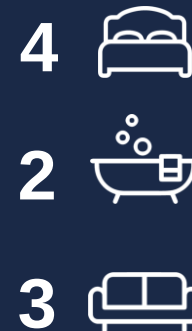
£575,000

Catkin Grove

Horndean, PO8 0UW

PROPERTY SUMMARY

Tucked away on the corner of a quiet cul-de-sac in the heart of Horndean village, we are delighted to offer for sale this extended family home in Catkin Grove. This wonderful family home offers a large amount of accommodation and internal viewings are very strongly advised. the property boasts 4 well proportioned first floor bedrooms, 2 bathroom suites, family room, study, additional WC and a magnificent open plan kitchen/diner/lounge with vaulted ceiling and bifold doors to the garden. Externally there is a private rear garden, garage (restricted depth) and off road parking for several vehicles. This impressive property will attract immediate interest so to avoid disappointment contact us as sole agents today.





ENTRANCE HALL Radiator, under stairs storage, stairs to first floor, doors to:

WC Window to rear aspect, extractor fan, radiator, hand wash basin with taps & tiled to principle area.

FAMILY ROOM 15' 05" x 11' 03" (4.7m x 3.43m) Double doors to rear aspect into the garden, radiator.

STUDY 11' 03" x 6' 08" (3.43m x 2.03m) Window to front aspect, radiator.

OPEN PLAN KITCHEN/DINER 33' 06" x 22' 05" (10.21m x 6.83m) 2 x Windows to front aspect, window & bifold doors to rear aspect, 3 x radiators, 2 x Velux skylights, spot lighting & feature lighting, breakfast bar island with cupboards under with induction hob, range of fitted cupboards, units & work surfaces with 1 1/2 inset quartz sink bowl with hose style tap & integral draining board, wall mounted boiler with cupboard over, integrated washing machine, integrated dishwasher, eye level grill & eye level oven, part tiled surround, air circulation system.

FIRST FLOOR

LANDING Radiator, access to loft, doors to:

BATHROOM Window to rear aspect, radiator, extractor fan, part tiled surround panelled bath, hand wash basin with taps, WC.

STORAGE CUPBOARD Housing water system & storage.

BEDROOM 1 12' 11" x 11' 06" (3.94m x 3.51m) Window to front aspect, radiator, air circulation vent, door to:

ENSUITE Window to front aspect, radiator, extractor fan, handwash basin with taps, corner shower cubicle with shower hose, WC.

BEDROOM 2 13' 04" x 9' 11" (4.06m x 3.02m) Window to front & side aspect, radiator, air circulation vent.

BEDROOM 3 11' 06" x 9' 02" (3.51m x 2.79m) Window to rear aspect, radiator, air circulation vent.

BEDROOM 4 8' 09" x 7' 00" (2.67m x 2.13m) Window to rear aspect, radiator, air circulation vent.

OUTSIDE

FRONT Mostly laid to lawn front garden with shrubbery borders, access to garage, parking for multiple vehicles.

REAR GARDEN Mostly laid to lawn, patio area, outside tap, electrical points, side access to front.

GARAGE Up & over door to storage.

AGENTS NOTE: Yearly estate charge of approx. £300.

GROUND FLOOR

1ST FLOOR



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

East Hampshire District Council

TENURE

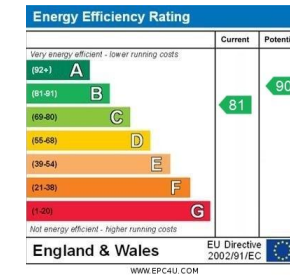
Freehold

COUNCIL TAX BAND

Band E

VIEWINGS

By prior appointment only



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**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk