



4 Bullfinch Close, Emsworth, Hampshire PO10 7GX



Delightful Three Bedroom Semi-detached home situated in a cul-de-sac position on this much requested development on the fringe of Emsworth, close to woods and countryside. Constructed by Bellway Homes in 2014 and with the benefit of the remainder of the house builder's guarantee.

The accommodation comprises: Entrance Hall, Downstairs WC, Kitchen/Breakfast Room, Sitting/Dining Room with patio doors opening onto the rear garden. On the First Floor are Three Bedrooms, one with an ensuite Shower Room, and a Family Bathroom. This property benefits from a fitted modern kitchen with integral appliances which include, Zanussi oven, hob and extractor fan. Space for washing machine and fridge/freezer. Outside the property has an attached Garage with an off road Parking space in front. To the rear the enclosed garden has a generous Patio Area. The Garden is laid to lawn. This home benefits from gas central heating, double glazed windows and newly laid carpets throughout. Viewing is essential.

- WELL PRESENTED SEMI DETACHED HOME
- THREE BEDROOMS - MASTER BEDROOM WITH SHOWER EN-SUITE
- MODERN FITTED KITCHEN
- SITTING ROOM WITH PATIO DOORS OPENING ONTO REAR GARDEN
- NEWLY FITTED CARPETS
- PITCHED ROOF GARAGE & OFF ROAD PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- NO FORWARD CHAIN

Asking Price
£375,000
Freehold





Ground Floor

Entrance Hall:

Hallway leading to all downstairs rooms with stairwell to first floor.

Kitchen:

Modern fitted kitchen with high gloss doors with wall and base units. Appliances include gas hob and electric oven with extractor hood. Space for washing machine and fridge freezer.

Cloakroom:

White suite with wash hand basin and low level wc.

Sitting Room:

Spacious sitting room with storage cupboard and French doors with side panels leading to the rear garden.

First Floor

Bedroom One:

Rear aspect double bedroom with en-suite.

En-Suite:

Modern suite with shower cubicle, wash hand basin and low level wc.

Bedroom Two:

Front aspect double bedroom.

Bedroom Three:

Rear aspect single bedroom.

Bathroom:

Modern bathroom with white suite comprising of bath with shower over, wash hand basin, wc and ladder style radiator.

Exterior:

Enclosed rear garden with lawn and patio area with side access plus access to the garage.





LOCATION

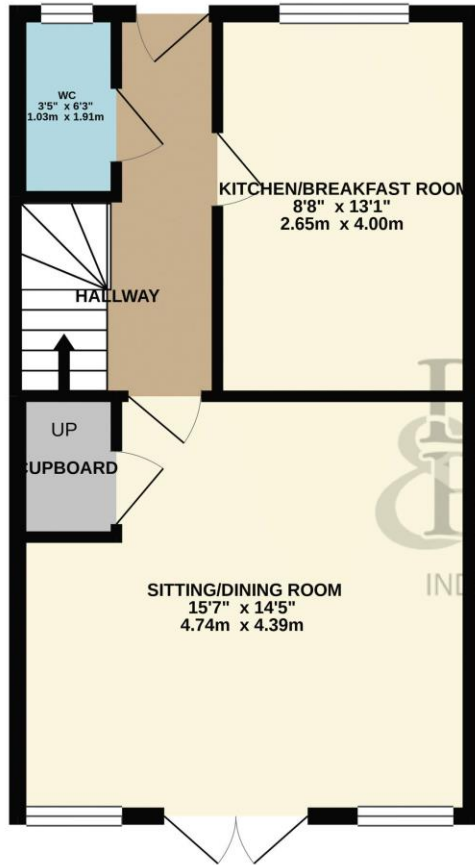
The property is located within walking distance of an attractive open space provided by the developers and the West Sussex village of Westbourne is a short distance away with a Co-Op general store, Post Office, a range of local shops and services, school, restaurant and public houses.

To the north are Hollybank woods and the South Downs National Park. To the south is a harbour side town centre of Emsworth with its bustling centre arranged around the town square. Easy access to both south coast and London mainline railway stations. Bus links to Chichester, Portsmouth and London.

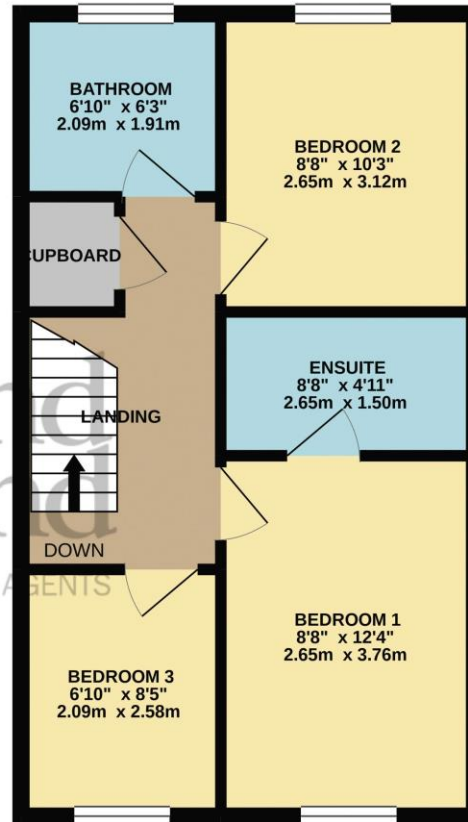




GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



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TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.

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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Directions
SAT NAV: PO10 7GX

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