

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 19 Kennett Way

, Emsworth, PO10 7FB

**Offers in excess of £750,000**

Arden & Way are pleased to present to the market this beautifully presented, 2019 built four bedroom detached house, rurally located on the outskirts of the well regarded harbourside village of Emsworth. Built by award winning builders Bellway homes this property has 5 years NHBC warranty remaining.

The ground floor accommodation comprises of a bright entrance hall with cloakroom, downstairs W/C and staircase to the first floor. To the left a door opens into the dual aspect sitting room, benefiting from bay window to the front of the property and french doors to the rear, a generous sized spaced. The right side of the property welcomes a pleasant dining room which leads through to the open plan kitchen/family area. The modern kitchen is fitted with a good range of units with built-in appliances and is open plan to the family area which has French doors opening out to the garden, and the convenient utility room with further side door access. Upstairs you will find four well decorated double bedrooms two with ensuite, the master also boasts a dressing room. Family bathroom completes the accommodation on offer.

Immaculate views over nearby fields can be enjoyed throughout the property.

A rear driveway provides off-road parking and leads to the garage with up and over door, power and lighting connected. The enclosed rear garden is laid to zero turf with full width raised patio across the rear of the home with delightful pergola. Further decking area creates a wonderful seating area, a wonderful view onto the driveway.

Emsworth itself, at the top of Chichester Harbour has great local shopping, two sailing harbours, restaurants, pub, golf

### Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



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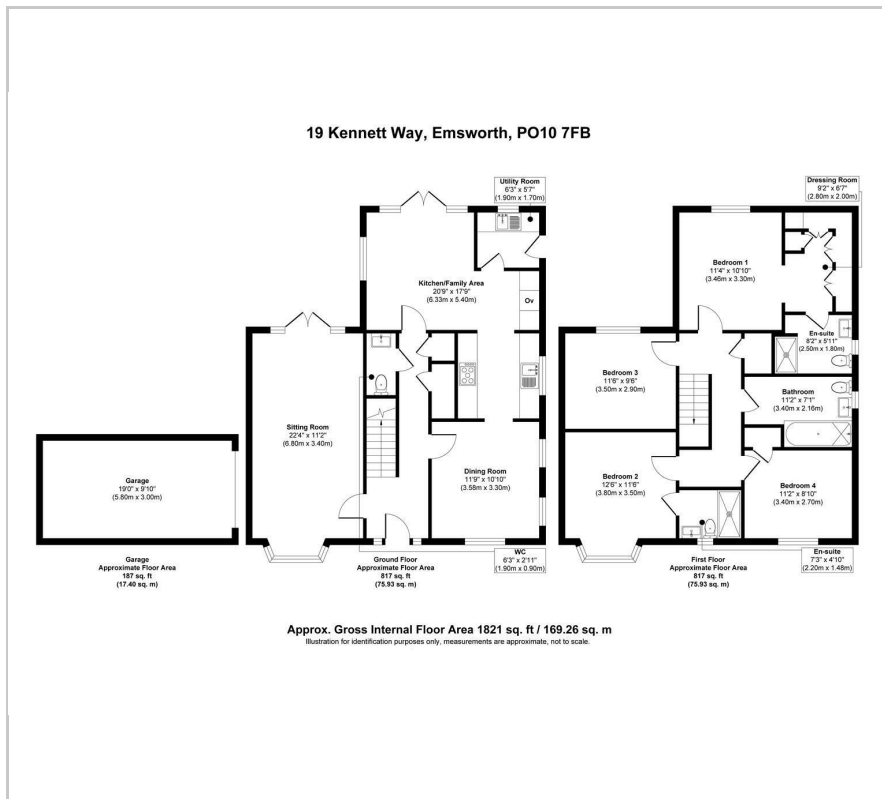


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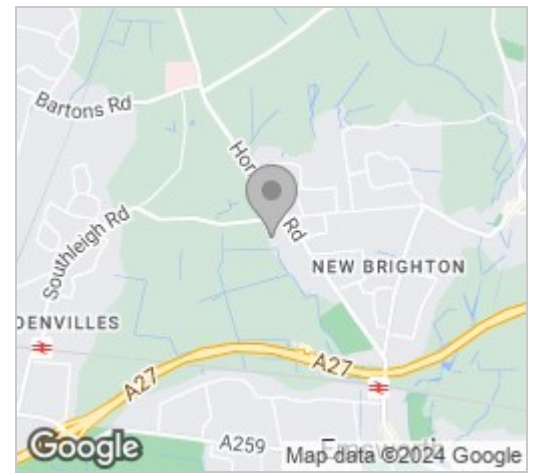




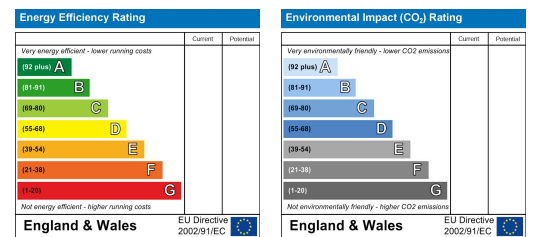
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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