





Spacious and bright, three bedroom detached family home situated in a quiet location in the heart of Clanfield, with a good sized garden and private driveway.

Stylish family home within a moments walk of local amenities, benefitting from private garage and ample off street parking.

Accommodation comprises;

Front door leading to entrance hallway with downstairs cloakroom and WC.

Light and airy double aspect sitting room looking onto front and rear garden, benefitting from access to rear onto a patio area for outdoor dining. Stairs leading to first floor landing with space underneath for storage.

Well fitted kitchen/dining area with a range of floor and wall units, integrated oven, sink, gas hob and space for a fridge/freezer. Space for a dining table with access out to the rear garden. Interior entrance to garage which houses a combi boiler and allows space for a washing machine.

First floor comprises of a landing with access to loft, airing cupboard and access to all bedrooms.

Master bedroom with double glazed windows and rear aspect views onto the garden, benefits from built in wardrobes.

Bedroom two and three have front aspect views.

Family bathroom with three piece white suite, shower over



bath, WC and wash hand basin.

To the front of the house is a private driveway offering ample space for parking and access to a private garage. Access to the rear garden via the side of the property, pretty front lawn area.

To the rear of the property is a lovely east facing garden.

Gas central heating, double glazed windows, mains gas, water and drainage.

Council tax band - D - £2028 per annum.

Viewing through the Vendor's sole agent, Jacobs & Hunt.

JACOBS & HUNT ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



Valley Park Drive, Clanfield

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft
(Including Garage)

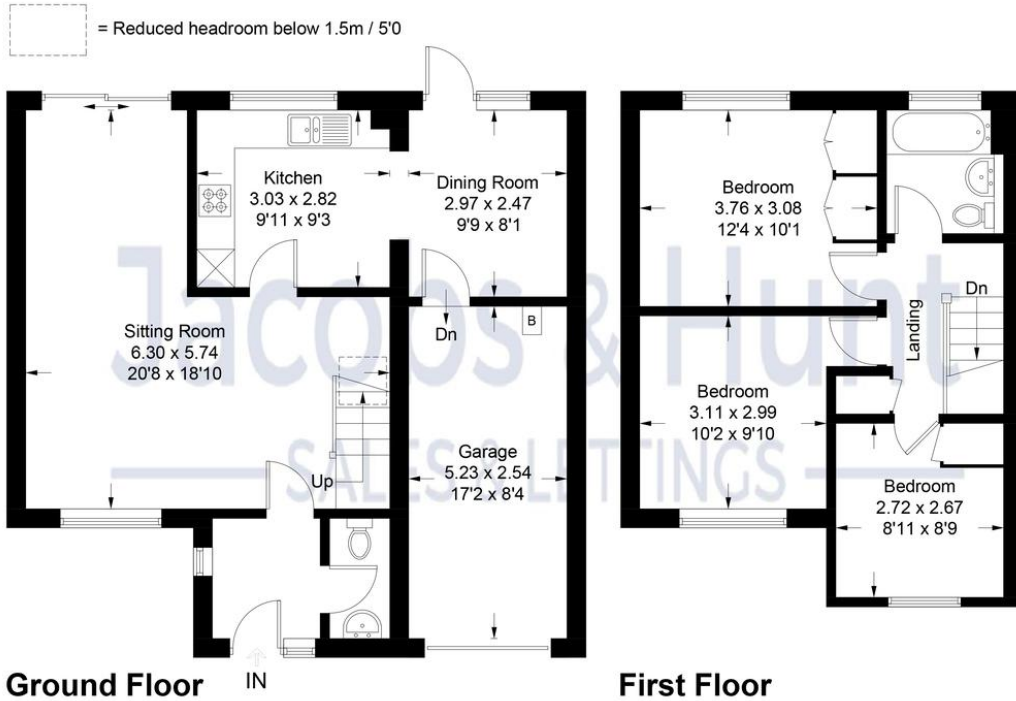


Illustration for identification purposes only, measurements are approximate, not to scale. (ID957771)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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



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