



Winifred Road Waterlooville PO7 7TD



- Front aspect lounge
- Reading room/study
- Ground floor shower room
- Ground floor bedroom four
- Open plan Grey kitchen
- Double glazed family room /conservatory overlooking rear garden
- Three first floor bedrooms
- Bathroom and family shower room
- Loft area
- Off road parking for two cars
- Paved and lawned tiered rear garden
- Gas central heating and double glazing
- Cul-de-sac location

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A well-presented four bedroom three reception room detached family home with flexible family/teenage accommodation in a cul-de-sac location close to Waterlooville Centre and Jubilee Park. Viewing is highly recommended to appreciate this first time to the market for many years family home.

ENTRANCE HALL via part panelled part frosted leadlight coloured glazed front door, return staircase rising to first floor with banister, carved spindles, radiator, central heating room thermostat, understairs storage cupboard housing gas and electric meters and fuses, parquet flooring throughout entrance hall, fifteen pane bevel edged natural wood framed glazed doors leading through to lounge and reading room/study room, plain plastered ceiling with inset ceiling spotlights.

LOUNGE 18ft (5.47m) x 12ft (3.64m) plus front aspect southerly aspect splay bay window with built-in window shutters, central chimney breast with wooden mantle and surround, cast iron back and grate, slate hearth with built-in gas coal effect fire, television point, two double panelled radiators, period skirting boards, dado rail, fifteen pane bevel edged wooden frame glazed French doors leading through to reading room/study.

READING ROOM/STUDY 9ft 10 (3.00m) x 9ft 1 (2.78m) internal room with access to entrance hall, lounge and kitchen, rear aspect double glazed window, adjacent glazed bevel edged wooden framed sliding French doors leading through to kitchen and rear family room, parquet flooring, single panelled radiator, coved and plain plastered ceiling.

INNER HALLWAY access via kitchen with part panelled part frosted double glazed door leading to side of property and driveway with adjacent frosted double glazed window, double glazed polycarbonate sloping room, ceramic floor tiles, radiator, natural wood period style panelled door to all rooms, utility cupboard with space and plumbing for washing machine and tumble dryer, tiled flooring, tiling to dado level, further storage cupboard with shelving and light point, part panelled part frosted double glazed door leading to rear garden.

GROUND FLOOR SHOWER ROOM 6ft 4 (1.93m) x 3ft (0.90m) three piece suite comprising corner shower cubicle with two tiled walls, glazed folding doors/screen, electric shower mixer, close coupled wc., wall mounted wash hand basin with chrome taps and tiled splashback and decorative dado tile, tiling to dado level with decorative inset tiles below, ceramic floor tiles, single panelled radiator, plain plastered ceiling, extractor fan, frosted side aspect borrowed light window,

BEDROOM 4 10ft 8 (3.25m) x 8ft 5 (2.57m) rear aspect room via double glazed window overlooking tiered rear garden, coved and plain plastered ceiling.

KITCHEN 18ft 10 (5.74m) x 9ft 9 (2.97m) reducing to 7ft 10 (2.39m) open plan kitchen leading through to rear family room, kitchen comprising grey panel effect units with brushed steel effect furniture, granite effect work surfaces with tiled splashback with decorative inset tiles, recessed stainless steel one and half bowl sink set into granite work surface, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmets, under pelmet lighting, integrated dishwasher, recess with space for freestanding fridge/freezer, space for range cooker with cooker hood over, tiled splashback with decorative inset tiles, ceramic floor tiles, double panelled radiator, coved and plain plastered ceiling with inset ceiling spotlights, granite overhang providing breakfast bar within family room and kitchen.

FAMILY ROOM/CONSERVATORY 18ft 5 (5.62m) x 13ft 2 (4.01m) feature double glazed clear glass ceiling with built-in ceiling blinds, UPVS double glazing throughout in three sides, two sets of double glazed French doors leading out onto tiered rear garden to side and rear of family room, two wall mounted heaters, ceramic floor tiles leading through from kitchen.

FIRST FLOOR FEATURE SPLIT LEVEL LANDING with banister, carved spindles and newel post, side aspect double glazed windows, built-in storage cupboards via panel effect doors concealing storage space, coved and plain plastered ceiling with inset ceiling spotlights, return staircase rising to loft storage area which is boarded and carpeted and with banister, carved spindles and newel post.

BEDROOM 1 11ft 10 (3.60m) reducing to 9ft 7 (2.93m) x 11ft 3 (3.43m) (measurements approximate due to fitted furniture) dual side and rear aspect room, to the side double glazed window, to the rear double glazed picture window overlooking rear gardens, double panelled radiator, extensive fitted bedroom furniture with maple coloured wood grain panel effect doors concealing hanging rail and storage shelf space, matching bedside tables and dressing table units, storage cupboards, corner display cupboard with glass shelving, coved and plain plastered ceiling, floating shelves above wardrobes with integrated spotlighting.

BATHROOM 6ft 8 (2.04m) x 6ft 4 (1.93m) side aspect room via frosted double glazed window, three piece suite comprising wood grain panel effect bath with marble effect tiled surround, decorative dado tile, chrome bath/mixer with pop-up waste, electric shower mixer over with glazed screen, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, wood grain panel effect storage cupboards below, adjacent close coupled wc with concealed cistern, work surface, further built-in storage cupboard/airing cupboard with lagged cylinder and storage shelves via wood grain panel effect maple coloured door, ceramic floor tiles, tiling to walls from floor to ceiling, extractor fan, coved and plain plastered ceiling with inset ceiling spotlights, towel rail/radiator.

FAMILY SHOWER ROOM 9ft 1 (2.79m) x 9ft 9 (2.98m) rear aspect room via double glazed window, white three piece suite, walk-in shower cubicle with sliding glazed door/screen, two splashback walls, chrome shower mixer, oval wash hand basin with chrome monobloc mixer tap and pop-up waste, splashback, white high gloss double storage cupboard below, adjacent close coupled w.c. with concealed cistern, built-in linen cupboard via sliding doors with further cupboards over, stone effect tiled flooring, towel rail/radiator, coved and plain plastered ceiling with inset ceiling spotlights.

BEDROOM 2 12ft (3.65m) x 9ft 10 (3.00m) reducing to 7ft 9 (2.36m) front aspect room via double glazed picture window overlooking front garden, built-in triple wardrobe via wood grain effect door with brushed steel furniture concealing hanging rail and storage shelf space, single panelled radiator, television point, coved and plain plastered ceiling.

BEDROOM 3 9ft 4 (2.86m) x 7ft 9 (2.37m) front aspect room via double glazed picture window overlooking front garden, single panelled radiator, coved and plain plastered ceiling with inset ceiling spotlights.

LOFT STORAGE AREA via return staircase from first floor landing, loft storage area 10ft 2 (3.11m) x 8ft 6 (2.61m) triple aspect room via double glazed skylight window set into sloping restrictive headheight ceiling, built-in under eaves storage cupboards, further recessed storage shelves, numerous power points.

OUTSIDE to the front of the property there is a concrete driveway with off road parking for two cars, gravel garden area with paved edging with hedge, to the rear of the driveway there is the front door with adjacent double glazed door leading to inner hallway, outside tap, part panelled part frosted double glazed door also to storage cupboard.

STORAGE CUPBOARD 8ft 8 (2.65m) x 6ft 2 (1.88m) power and light points (this room originally formed garage that has been separated off by the current owners to provide storage room and annex room. To the rear of the property there is a good sized L-shaped tiered rear garden, main garden area approximately 44ft 3 (13.48m) x 30ft (9.14m) mostly laid to lawn with feature circular water feature and curved seating, space for shed, sloped chippings stepped down to paved pathway and paved patio area. Paved patio area approximately 15ft 8 (4.78m) x 12ft 3 (3.74m) power point, water point, paved patio area for table and chairs.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the size layout and flexibility that this four bedroom detached family home has to offer that is situated in a quiet cul-de-sac location close to Waterlooville Centre and Jubilee Park. Local schools include Padnell Infant and Junior School, Qi Infant and Junior School, Cowplain, Oaklands and Crookhorn Senior Schools

COUNCIL TAX – Havant Borough Council – Band ‘D’ - £2,110.36 (2024/2025)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

