

Guide Price £450,000

Windmill Close

Clanfield, PO8 0NA

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac we are delighted to present for sale this very well presented 3 bedroom semi detached property in Windmill Close. This extended property is an ideal family home and internal viewings are very strongly advised. The property boasts a fitted kitchen, lounge/diner, conservatory, newly fitted family bathroom, 3 well proportioned double bedrooms and an additional downstairs W.C/Cloakroom. Externally there is a wonderful and well maintained wrap round garden as well as off road parking and garage. Shops, schools and amenities are just a short stroll away and early viewing is advised.





ENTRANCE HALL Stairs leading to first floor, window to side aspect, radiator, under stairs storage cupboard, door to:

WC Window to front aspect, wash hand basin, W.C.

KITCHEN 11' 5" x 10' 10" (3.48m x 3.3m) Window to front aspect, radiator, a range of wall and base units incorporating sink unit, space and plumbing for washing machine and dish washer, space for fridge/freezer, space for oven with built in extractor fan, wall mounted boiler.

LOUNGE/DINER 25' 2" x 10' 0" (7.67m x 3.05m) Windows to side and rear aspect, 2 radiators, doors leading to:

CONSERVATORY 15' 9" x 12' 10 Max" (4.8m x 3.91m) Windows to all aspects, log burner, two doors leading to rear garden.

LANDING Window to side aspect, access to all first floor rooms, access to loft.

BEDROOM 1 11' 7" x 10' 4" (3.53m x 3.15m) Window to rear aspect, radiator.

BEDROOM 2 9' 11" x 8' 7" (3.02m x 2.62m) Window to front aspect, radiator.

BEDROOM 3 10' 0" x 9' 11" (3.05m x 3.02m) Window to rear aspect, radiator.

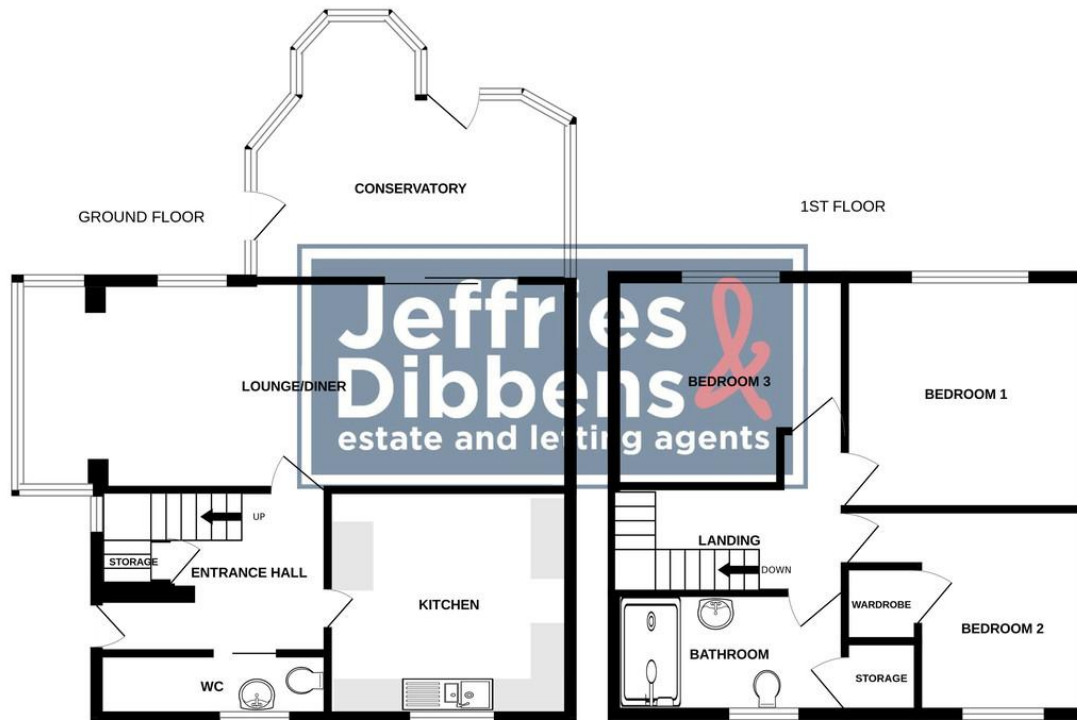
BATHROOM Window to front aspect, heated towel rail, walk in shower cubicle, wash hand basin, W.C, built in storage cupboard.

OUTSIDE

GARDEN Large wrap round garden, lawn laid area, patio laid area, decking, outside light, tap and power, gated access, block paved area providing off road parking giving access to garage.

GARAGE Up and over electric garage door, power and light.





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 C

VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.



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