



WAINWRIGHT ESTATES

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) approx.

While 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.
Made with Intelligo 1/22/16

May 2036
40-2225-4650-2596-1261

<https://www.gov.uk/guidance/domestic-energy-ratings>

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23 Endal Way

Clanfield, Waterlooville PO8 0YF

Price: £425,000

DESCRIPTION

Overlooking a green, this immaculately presented and deceptively spacious THREE DOUBLE BEDROOM semi detached property is located on a popular development on the outskirts of the village of Clanfield. Internally, the property had been enhanced by the current owner including re-decorating, installing bespoke shutters and an Oak and glass balustrade. Downstairs you will find a modern fitted kitchen with integral full size fridge and dishwasher, plus space for a washing machine. A generous lounge/diner sits to the rear of the property, flowing seamlessly into a conservatory that overlooks the rear garden. There is also a handy downstairs cloakroom. Upstairs, there are three well-proportioned double bedrooms, two of which benefit from built in wardrobes and bedroom 1 has an en-suite shower room, plus there's a family bathroom. Outside you can relax in the low maintenance rear garden which benefits from side access and an electric socket. To the front there's a driveway leading to the garage which has power and light and a rear pedestrian door to the garden. Additional benefits include double glazing, gas central heating and owned solar panels. On leaving the property you are ideally situated to benefit from the thriving community centre for dog lovers, there are plenty of local walks and trails to explore.

ACCOMMODATION

ENTRANCE HALL

WC

KITCHEN: 11' 7" x 7' 8" (3.53m x 2.34m)

LOUNGE: 13' 4" x 13' 0" (4.06m x 3.96m)

CONSERVATORY: 10' 4" x 10' 0" (3.15m x 3.05m)

FIRST FLOOR



BEDROOM 1: 16' 5" x 8' 7" (5.00m x 2.61m)

EN-SUITE SHOWER ROOM: 6' 4" x 4' 4" (1.93m x 1.32m)

BEDROOM 2: 13' 2" x 8' 6" (4.01m x 2.59m)

BEDROOM 3: 10' 0" x 9' 8" (3.05m x 2.94m)

FAMILY BATHROOM: 5' 9" x 5' 2" (1.75m x 1.57m)

OUTSIDE

REAR GARDEN

GARAGE 16' 5" x 8' 7" (5.00m x 2.61m)

DRIVEWAY

