

Offers Over £450,000

Lychgate Drive

Horndean, PO8 9QE

PROPERTY SUMMARY

Tucked away in a very popular cul-de-sac in Horndean, we are delighted to offer for sale this well presented and spacious 4 bedroom detached property in Lychgate Drive. This impressive family home has a large number of benefits and internal viewings are strongly advised. The property boasts 4 well proportioned first floor bedrooms, 2 bathroom suites, 2 reception rooms, kitchen/breakfast room, WC and separate utility room. Externally there is a garage with own driveway providing off road parking and a pleasant rear garden with pleasing outlook over school playing fields. Early interest is expected in this wonderful home and viewings can be arranged by contacting us as sole agents.





ENTRANCE HALL Door and window to front aspect, radiator, solid Oak flooring through most of the ground floor, stairs to first floor with cupboard under, doors to:

WC Window to front aspect, radiator, WC, hand wash basin, tiled flooring, storage cupboard.

LOUNGE 18' 11" x 11' 09" (5.77m x 3.58m) Bay window to front aspect, 2 radiators, gas coal effect fire, double doors to:

DINING ROOM 10' 11" x 9' 08" (3.33m x 2.95m) Double doors to rear garden, radiator, door to:

KITCHEN/BREAKFAST ROOM 13' x 9' 9" (3.96m x 2.97m) Window to rear aspect, radiator, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap, built in double oven, hob and extractor, plumbing for dishwasher, tiled flooring, door to:

UTILITY ROOM 8' x 5' 1" (2.44m x 1.55m) Window and door to rear garden, radiator, work surface with inset sink unit and mixer tap, plumbing for washing machine, space for fridge freezer, concealed wall mounted boiler, tiled floor, door to garage.

FIRST FLOOR Landing - Cupboard, access to loft, doors to:

BEDROOM 1 12' 11" x 11' 08" (3.94m x 3.56m) Window to front aspect, radiator, door to:

ENSUITE Window to side aspect, radiator, shower cubicle, WC, hand wash basin, part tiled.

BEDROOM 2 10' 08" x 9' 08" (3.25m x 2.95m) Window to rear aspect, radiator.

BEDROOM 3 11' 01" x 8' 02" (3.38m x 2.49m) Window to front aspect, radiator.

BEDROOM 4 9' 10" x 6' 05" (3m x 1.96m) Window to rear aspect, radiator.

BATHROOM Window to rear aspect, radiator, panelled bath with shower over, WC, hand wash basin, WC, part tiled.

OUTSIDE Front - Block paved driveway leading to:

GARAGE Up and over door, light and power, door to utility room.

REAR GARDEN Pleasant rear garden which is mostly laid to lawn and has mature borders, outside tap and light, gated side access, patio area, views over school playing field.

GROUND FLOOR

1ST FLOOR



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 Hants District Council

TENURE
Freehold

COUNCIL TAX BAND
Band

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

**Jeffries
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