



£310,000

Brookside Close

Denmead, PO7 6ET

PROPERTY SUMMARY

Located in the popular village of Denmead on the outskirts of Waterlooville, we are delighted to offer for sale this beautifully presented 3 bedroom end of terrace property in Brookside Close. This impressive extended property is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 well proportioned first floor bedrooms, a modern family bathroom suite, lounge, modern fitted kitchen which has been extended to provide a breakfast room and a WC. Externally there is a beautifully presented and low maintenance rear garden. Early viewing of this fabulous family home is strongly recommended.

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ENTRANCE HALL Radiator, storage cupboard housing gas & electrics, under stair storage, stairs to first floor, door to:

WC Window to front aspect, tiled flooring, wood panelling, tiled to principle areas, radiator, hand wash basin with taps, WC.

LIVING ROOM 21' 08" x 11' 05" (6.6m x 3.48m) Window to front aspect with shutters, sliding double doors to rear aspect with full length shutters leading into the garden, radiator x2, door to:

KITCHEN/BREAKFAST ROOM 19' 04" x 9' 09" (5.89m x 2.97m) Windows to rear & side aspect, double doors to side leading into garden, spot lights, 2 x radiator, part tiled surround, tiled flooring, range of high & low fitted cupboards, units & work surfaces, stainless steel 1 & 1/2 inset sink unit with draining board, 4 ring gas hob with pull over extractor hood above, space for tall fridge/freezer x 2, space & plumbing for washing machine, space & plumbing for dishwasher, space for eyelevel microwave, small breakfast bar.

FIRST FLOOR

LANDING Access to loft, storage cupboard with rail, storage cupboard housing boiler, door to:

BEDROOM 1 11' 11" x 11' 06" (3.63m x 3.51m) Window to front aspect with shutters, wood panelling, radiator.

BEDROOM 2 12' 11" x 9' 07" (3.94m x 2.92m) Window to rear aspect with shutters, radiator, spot lights, triple built in sliding doors wardrobes.

BEDROOM 3 9' 07" x 6' 07" (2.92m x 2.01m) Window to rear aspect with shutters, radiator.

SHOWER ROOM 7' 02" x 5' 05" (2.18m x 1.65m) Window to front aspect, mainly panelled surround, walk in shower with rainfall shower head & detachable head, heated towel rail, spot lights, extractor fan, WC vanity system with handwash basin with mixer tap and draws under.

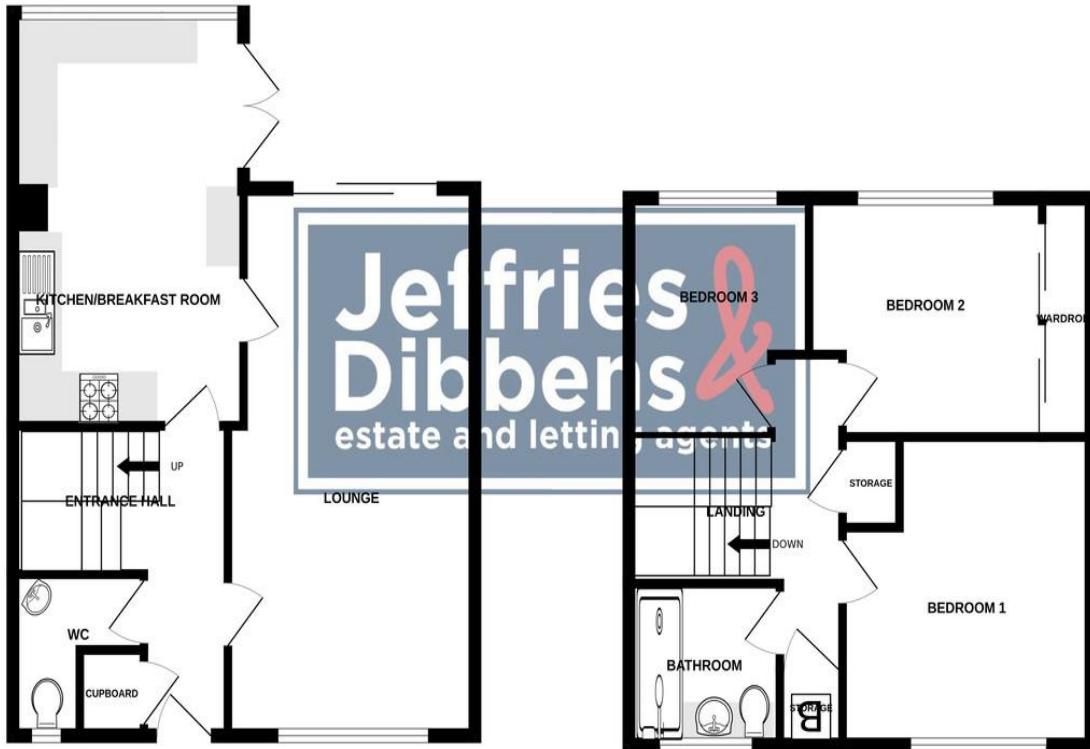
OUTSIDE

FRONT Fenced off front garden, mostly laid to lawn, patio path to front door, solar lighting, flower beds with shingle.

REAR GARDEN 2 x patio areas, artificial grass areas, shed with power & light with space for tumble dryer, outside power sockets, outside tap, gated rear access.

GROUND FLOOR

1ST FLOOR



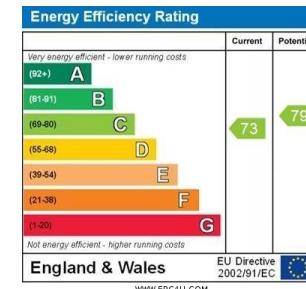
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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