

£475,000

Hitherwood Close

Waterlooville, PO7 8SA

PROPERTY SUMMARY

We are delighted to welcome to the market this beautifully presented three-bedroom detached family home, ideally located in the desirable Hitherwood Close, Waterloooville. Set back from the road, the property offers great kerb appeal with a smart frontage and driveway. Inside, the ground floor features a spacious living room, well-flowing dining area and kitchen, utility room, W.C., and a bright conservatory. The garage has been converted into a flexible family room or home office. The rear garden is low maintenance and includes a summerhouse. Upstairs, the original four-bedroom layout has been reconfigured to create an impressive master with dressing area and en-suite. Two further well-proportioned bedrooms and a stylish bathroom complete the floor. Just a short walk from a shop and bus stop, this home offers the perfect blend of space, flexibility, and convenience. Early viewing is highly recommended.





HALLWAY Stairs leading to first floor, understorey storage cupboard, doors leading to lounge and kitchen, door to:

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

LOUNGE 17' 11" x 11' 7" (5.46m x 3.53m) Window to front aspect, radiator, feature fire place, opening to:

DINING ROOM 10' 7" x 9' 1" (3.23m x 2.77m) Radiator, doors to rear garden, opening to:

KITCHEN 13' x 10' 3" (3.96m x 3.12m) Window to rear aspect, a range of wall and base units incorporating sink unit, space for free standing hob with fan over, space for fridge/freezer, door to:

UTILITY ROOM 8' 9" x 8' (2.67m x 2.44m) Radiator, a range of wall and base units, door conservatory, door to:

FAMILY ROOM 15' 8" x 8' 6" (4.78m x 2.59m) Window to front aspect, radiator.

CONSERVATORY 10' 8" x 9' (3.25m x 2.74m) Window to side aspect, door to rear garden.

LANDING

BEDROOM ONE 19' 4" x 11' 8" (5.89m x 3.56m) Two windows to front aspect, radiator, door to:

ENSUITE Window to side aspect, shower cubicle, heated towel rail, wash hand basin, W.C

BEDROOM TWO 11' 11" x 10' 4" (3.63m x 3.15m) Window to rear aspect, radiator.

BEDROOM THREE 8' 11" x 7' 7" (2.72m x 2.31m) Window to rear aspect, radiator.

BATHROOM Window to side aspect, panelled bath with shower, heated towel rail, wash hand basin, W.C

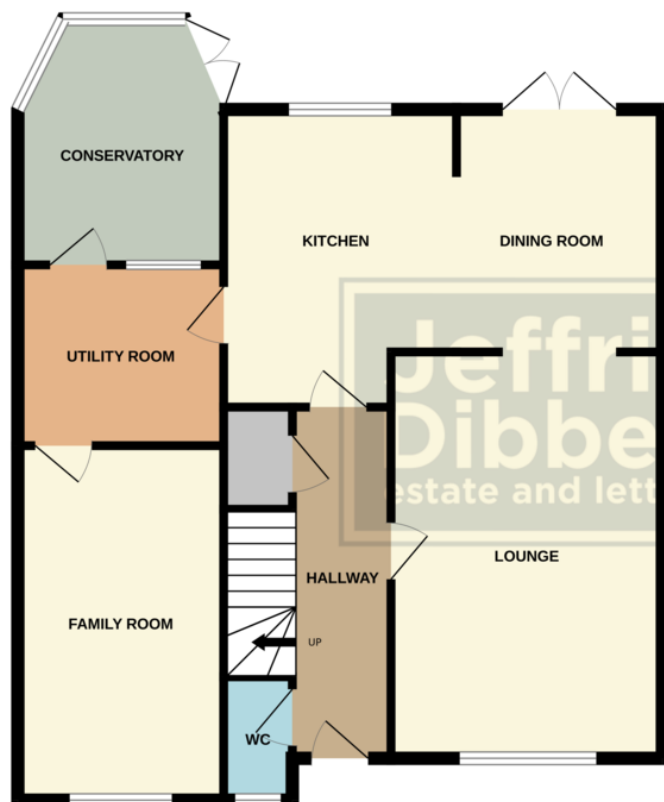
OUTSIDE

REAR GARDEN Gated side access, area laid to artificial lawn, patio area.

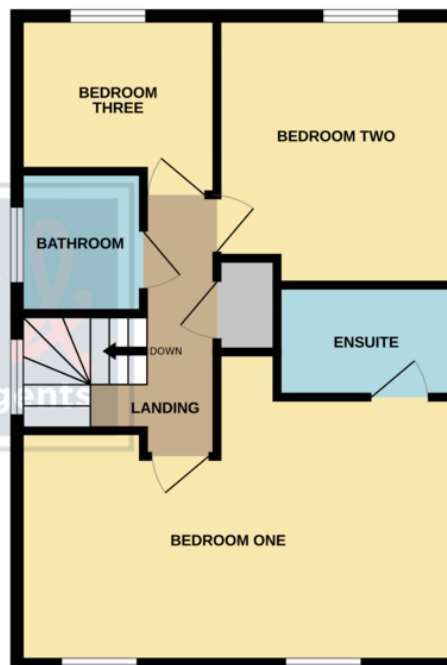
SUMMERHOUSE 17' 4" x 10' 10" (5.28m x 3.3m)

FRONT GARDEN Large driveway

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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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