



**£539,000**  
**Stakes Road**  
Purbrook, PO7 5LZ

## PROPERTY SUMMARY

We are delighted to offer for sale this double extended 5 bedroom semi detached home located in a popular area of Purbrook. This beautifully presented and deceptively spacious property is an ideal family home and internal viewings really are a must to fully appreciate the accommodation on offer here. Boasting a prominent corner plot the property offers 5 bedrooms arranged over 2 floors, a stunning 4 piece bathroom suite, en-suite to the master bedroom, 3 large reception rooms, additional WC and a semi open plan modern fitted kitchen. Externally there is a fabulous landscaped low maintenance rear garden and a double garage with considerable further off road parking. The property is conveniently located close to popular schools, shops and Purbrook Heath, Early interest is expected so to avoid disappointment contact us today as sole agents!





**RECEPTION HALL** Door and window to front aspect, 2 under stair cupboards, 2 further storage cupboards, stairs to first floor, door to:

**WC** Feature 'port hole' windows to front and side aspects, radiator, WC, hand wash basin.

**LOUNGE** 19' 04" x 12' 07" (5.89m x 3.84m) Bay window to front aspect, radiator, original open fireplace with surround.

**KITCHEN** 18' 03" x 8' 10" (5.56m x 2.69m) Two windows to rear aspect, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, space for 'Range' style cooker with extractor over, integrated dishwasher, plumbing and space for washing machine and tumble dryer, space for 'American' style fridge freezer, breakfast bar, tiled flooring, semi open plan to:

**DINING ROOM** 16' x 12' 07" (4.88m x 3.84m) Window to side aspect, double doors and single door to rear garden, radiator, matching tiled flooring, range of matching cupboards, units and work surfaces, spot lighting, door to:

**BEDROOM 5/OFFICE** 12' 01" x 8' 05" (3.68m x 2.57m) Window to front aspect, radiator, cupboard housing boiler.

**FAMILY ROOM** 18' 04" x 11' 11" (5.59m x 3.63m) Double doors and windows to rear garden, 2 radiators.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 15' 02" x 11' 11" (4.62m x 3.63m) Windows to rear and side aspects, radiator, door to:

**ENSUITE** 11' 10" x 4' 07" (3.61m x 1.4m) Window to front aspect, radiator, double shower, hand wash basin with cupboard under, WC, extractor.

**BEDROOM 2** 15' 08" x 11' 02" (4.78m x 3.4m) Bay window to front aspect, radiator, built in wardrobes.

**BEDROOM 3** 12' 08" x 11' 11" (3.86m x 3.63m) Window to rear aspect, radiator.

**BEDROOM 4** 8' 11" x 6' 04" (2.72m x 1.93m) Window to rear aspect, radiator.

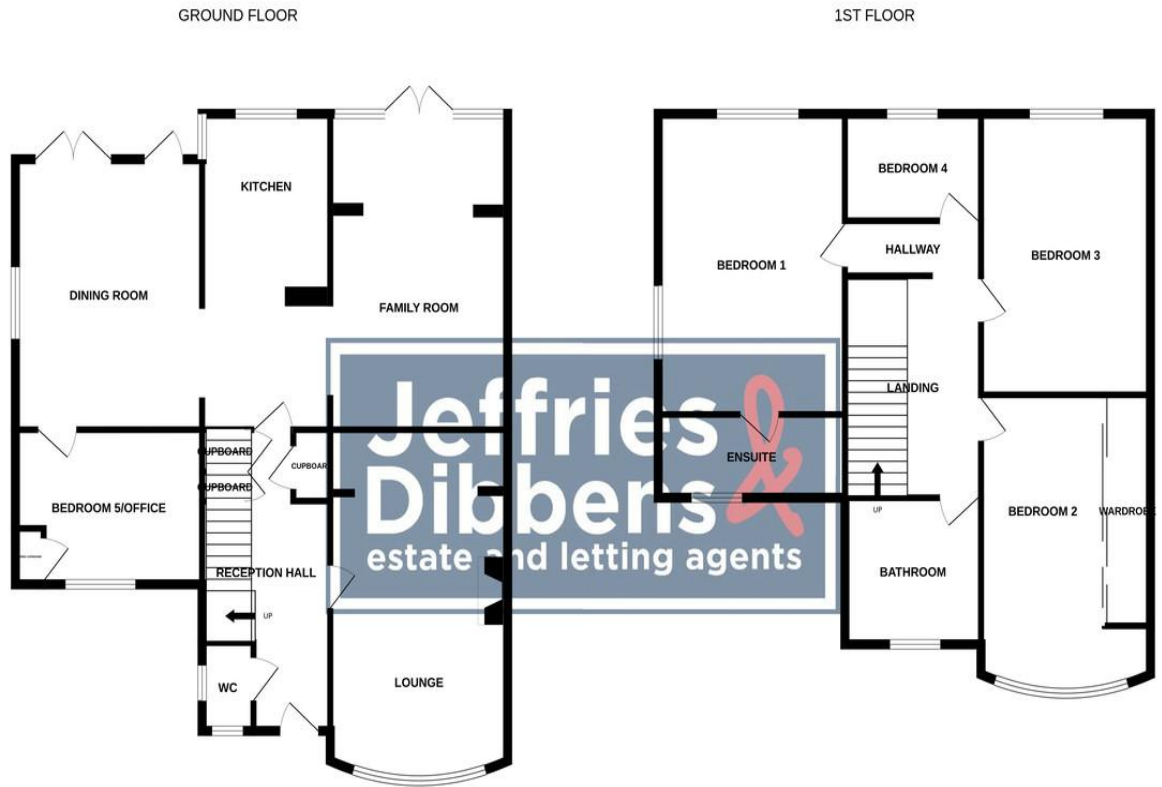
**BATHROOM** 8' 10" x 8' 04" (2.69m x 2.54m) Window to front aspect, heated towel rail, free standing bath, shower, hand wash basin, WC, tiled flooring.

**OUTSIDE** Front - Walled front garden with barn style gate, mature borders, considerable off road parking, gated side access to:

**REAR GARDEN** Landscaped rear garden with large artificial lawned area, brick built borders with inset lighting, expansive patio area, further external lighting, tap, power point, raised patio area with covered entertaining space, double gates to rear, personal door to:

**DOUBLE GARAGE** 18' 02" x 15' 11" (5.54m x 4.85m) Part converted for office use currently. Up and over door, light and power.





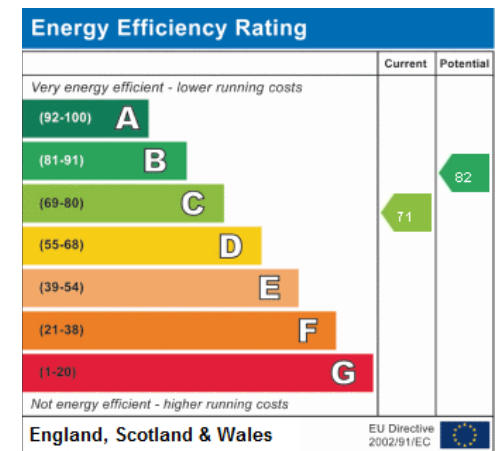
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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



**OFFICE ADDRESS**  
226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**  
023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk