

Guide Price £365,000

Cypress Crescent

Lovedean, PO8 8HL

PROPERTY SUMMARY

We are delighted to offer for sale this 4 bedroom property in Cypress Crescent in Lovedean. This family home is presented to a high standard throughout and internal viewings are essential to fully appreciate all this impressive property has to offer. The property boasts 4 well proportioned bedrooms with 3 to the top floor with the 1 being on the bottom floor, stunning bathroom suite, large lounge/diner, kitchen/breakfast room, utility room and downstairs W.C. Externally there is a low maintenance rear garden, large driveway providing off road parking and a garage. Early interest is expected so to avoid disappointment contact us today!

4 
2 
2 





PORCH Door and window to front aspect, door to garage, door leading to:

ENTRANCE HALL Radiator, stairs to first floor landing, door to:

WC Heated towel rail, wash hand basin, W.C.

UTILITY ROOM 9' 4" x 6' 0" (2.84m x 1.83m) Base units with sink, space and plumbing for washing machine and dishwasher, opening to:

BEDROOM 4 16' 11" x 9' 2" (5.16m x 2.79m) Two windows to rear aspect, radiator, wall mounted boiler.

LANDING Stairs to second floor landing, door to:

LOUNGE/DINER 22' 5" x 17' 0" (6.83m x 5.18m) Window and French door to front aspect, two radiators, serving hatch.

KITCHEN/BREAKFAST ROOM 16' 11" x 9' 5" (5.16m x 2.87m) Window and patio doors to rear garden, a range of wall and base units incorporating sink, radiator, space for cooker with extractor hood over, integral fridge/freezer.

SECOND FLOOR LANDING Storage cupboard, loft access, door to:

BEDROOM 1 13' 9" x 9' 4" (4.19m x 2.84m) Window to front aspect, radiator, wardrobe.

BEDROOM 2 13' 9" x 9' 4" (4.19m x 2.84m) Window to rear aspect, radiator, wardrobe.

BEDROOM 3 9' 1" x 7' 1" (2.77m x 2.16m) Window to front aspect, radiator, wardrobe.

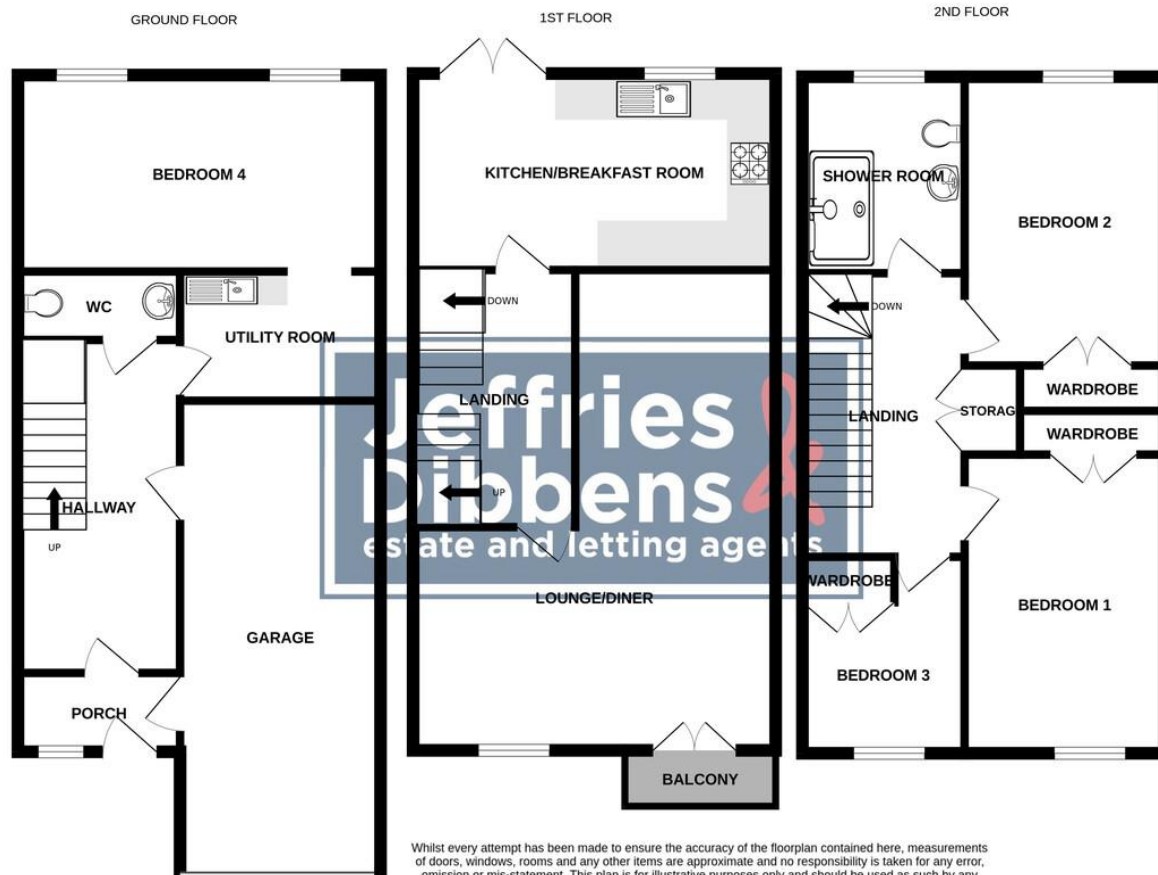
BATHROOM Window to rear aspect, radiator, walk in shower cubicle, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Decking area, raised planted borders, artificial lawn, timber shed, gated rear access, outside tap.

FRONT Block paved driveway providing off road parking, access to:

GARAGE 21' 0" x 9' 4" (6.4m x 2.84m) Up and over door, power and light.



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.
Made with Metropix ©2026

LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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
Dibbens**
estate and letting agents

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

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