



£500,000

St. Georges Road

Denmead, PO7 6FS

PROPERTY SUMMARY

We are delighted to offer for sale this 4 bedroom detached family home built by Taylor Wimpey Homes within walking distance of Denmead village centre. With picturesque views over local countryside and abundance of accommodation this really is a property not to be missed out on. Accommodation comprises of lounge with patio doors to rear garden, wonderful kitchen/breakfast room with patio doors to the rear garden, separate dining room, study and W.C. To the first floor there are 4 good sized bedrooms with ensuite facilities to both 1st and 2nd bedroom as well as a family bathroom. Externally there is a good sized rear garden, driveway providing off road parking and garage. To arrange your accompanied viewing contact us today!





ENTRANCE HALL Stairs to landing with fitted cupboards below , radiator, door to:

WC W.C wash hand basin, radiator.

DINING ROOM 10' 9" x 9' 8" (3.28m x 2.95m) Radiator, window to front aspect.

KITCHEN/BREAKFAST ROOM 15' 9" x 12' 6" (4.8m x 3.81m) A range of wall and floor units beneath solid wooden work surfaces with sink unit, built in hob with extractor hood over, double oven, wall mounted gas boiler housed in cupboard, integrated appliances including dishwasher, washing machine, and fridge freezer, radiator, with patio doors opening to rear garden.

LOUNGE 14' 10" x 13' 8" (4.52m x 4.17m) Two radiators, patio doors to rear garden.

STUDY 9' 9" x 9' 8" (2.97m x 2.95m) Window to front, radiator.

LANDING Access to loft space, airing cupboard, radiator.

BEDROOM 1 11' 10" x 10' 10" (3.61m x 3.3m) Range of fitted his and hers wardrobes, radiator, window to rear, door to:

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

BEDROOM 2 12' 6" x 11' 8" (3.81m x 3.56m) Window to front aspect, radiator.

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

BEDROOM 3 10' 9" x 9' 8" (3.28m x 2.95m) Window to front aspect, radiator.

BEDROOM 4 9' 8" x 9' 3" (2.95m x 2.82m) Window to rear aspect, radiator.

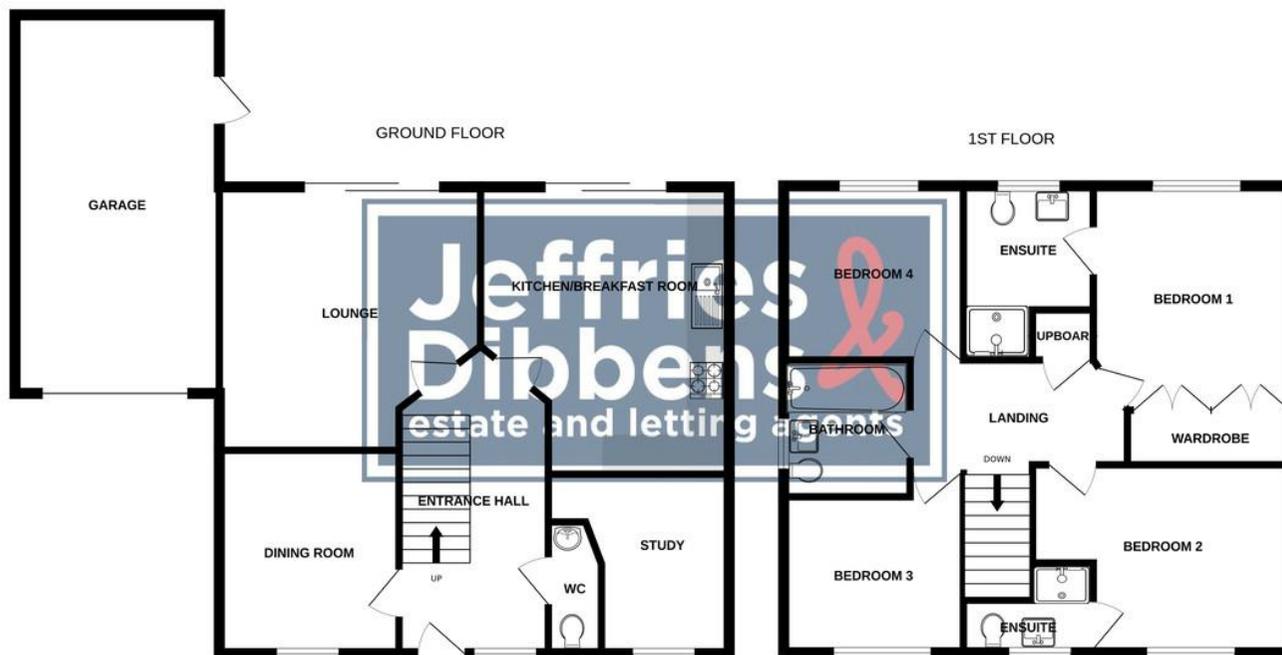
BATHROOM Window to side aspect, panelled bath with shower over, wash hand basin, W.C, heated towel rail.

OUTSIDE

REAR GARDEN Large area laid to lawn, patio area, raised decking area, outside tap, private door to garage.

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

GARAGE 20' 0" x 10' 9" (6.1m x 3.28m) Up and over door garage 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.
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LOCAL AUTHORITY
 Winchester City Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band E

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.



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