
Jeffries & Dibbens
estate and letting agents
GUIDE PRICE
£750,000
Park Lane
Cowplain, PO8 8AB

PROPERTY SUMMARY

Situated opposite the Queens Inclosure Woodland Trust and boasting a substantial non-estate plot, Jeffries & Dibbens Estate Agents are delighted to offer for sale this stunning and spacious 4 bedroom, individually designed, detached residence in Park Lane, Cowplain. The current owners have substantially improved this property and early viewing is very strongly advised. With 4 double bedrooms, 2 bathroom suites, 4 reception rooms plus a sumptuous open plan kitchen/breakfast room early interest is expected. Externally there is a large and very well maintained rear garden as well as a double garage providing significant off road parking. Popular schools and a host of shops and facilities are just a short distance away so to avoid disappointment contact us today to book your viewing.

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RECEPTION HALL Radiator, two windows and composite door to front aspect, LVT flooring, stairs to first floor, doors to:

STUDY/OFFICE 14' 08" x 9' 04" (4.47m x 2.84m) Window to front aspect, electric wall heater, storage cupboards, spot lighting.

LOUNGE 14' 07" x 13' (4.44m x 3.96m) Bow window to front aspect, radiator.

DINING ROOM 14' 6" x 12' 11" (4.42m x 3.94m) Bay window to side aspect, radiator, matching LVT flooring, archway to:

SITTING ROOM 14' 5" x 9' 11" (4.39m x 3.02m) Bay window to side aspect, radiator, LVT flooring, double doors to rear garden.

KITCHEN/BREAKFAST ROOM 20' 07" x 18' 05" max (6.27m x 5.61m) Bifold doors with built in blinds to rear aspect, lantern style roof, 2 x floor to ceiling radiators, extensive range of soft closing cupboards, units and work surfaces with under unit lighting, built in twin ovens with Induction hob and extractor, integrated fridge, freezer and dishwasher, USB points, mirrored splash back, large centre island breakfast bar with sink unit and mixer tap, spot lighting, LVT flooring, door to:

UTILITY ROOM 14' 04" x 9' 08" (4.37m x 2.95m) Window and door to side aspect, heated towel rail, work surfaces with cupboard under and 'Butler' style sink and hose style mixer tap, plumbing for washing machine and space for tumble dryer, spot lighting, LVT flooring, door to:

WC Window to side aspect, radiator, WC, hand wash basin, spot lighting, LVT flooring.

FIRST FLOOR Landing - Window to front aspect, radiator, access to loft, doors to:

BEDROOM 1 14' 06" x 12' 05" (4.42m x 3.78m) Window to front aspect, radiator, door to:

ENSUITE Heated towel rail, extractor, shower cubicle, hand wash basin with vanity surround and cupboard under, WC, fully tiled, spot lighting.

BEDROOM 2 12' 06" x 12' 04" (3.81m x 3.76m) Windows to side and rear aspects, door to rear aspect, radiator.

BEDROOM 3 13' 10" x 10' (4.22m x 3.05m) Window to front and side aspects, radiator.

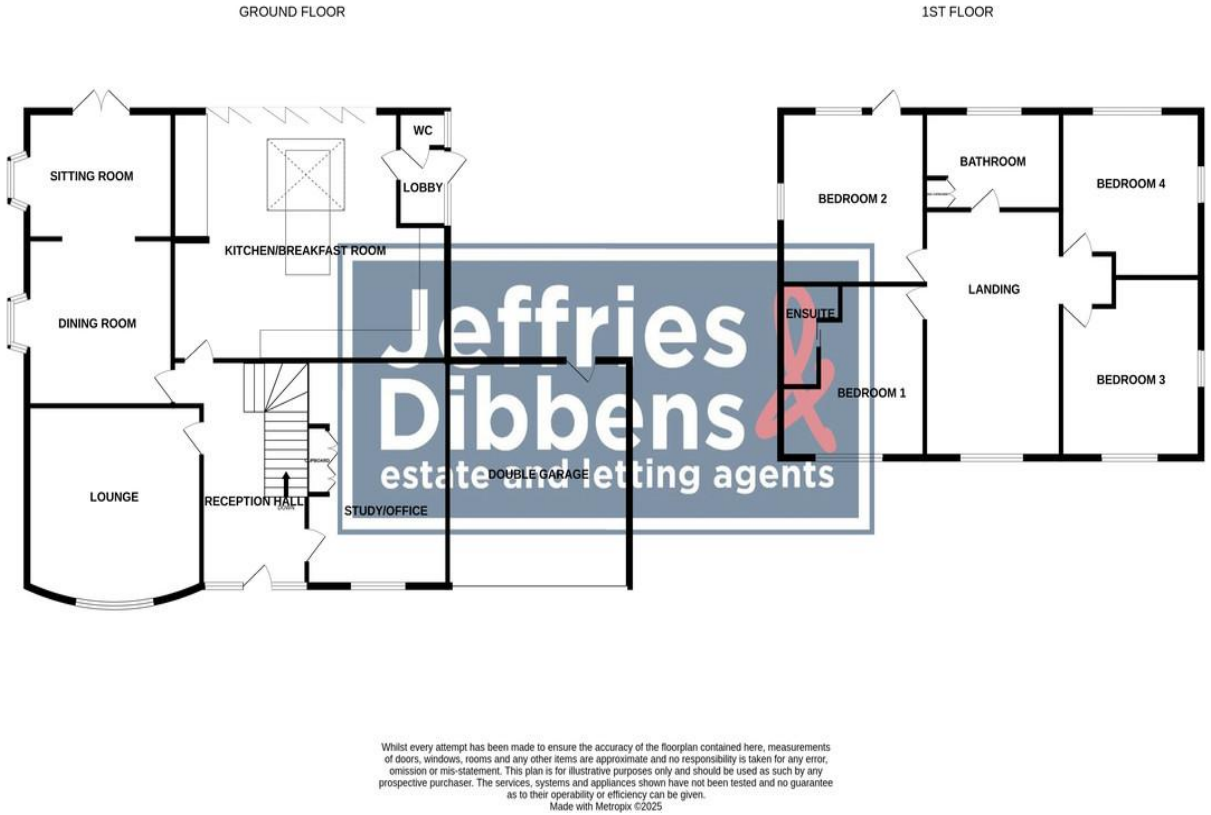
BEDROOM 4 11' x 10' (3.35m x 3.05m) Windows to rear and side aspect, radiator.

BATHROOM 10' 3" x 9' 2" (3.12m x 2.79m) Window to rear aspect, heated towel rail, panelled bath, hand wash basin with vanity surround, W.C, shower cubicle, spot lighting, LVT flooring, airing cupboard housing boiler.

OUTSIDE Front - Wall enclosed and mostly laid to Tar Mac and providing off road parking and leading to:

DOUBLE GARAGE 17' 3" x 14' 6" (5.26m x 4.42m) Electric roller door, light and power, personal door to courtyard garden.

REAR GARDEN Large and beautifully landscaped rear garden which is mostly laid to lawn and has an extensive large patio and seating area with permanent cover. Mature borders with sleeper style flower beds, 4m x 2.5 metre summer house with power, timber shed, outside tap and lighting, separate courtyard garden which is mostly paved and stone chippings, timber shed with light and power.



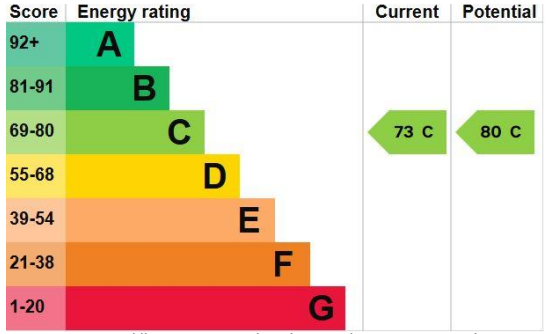
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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