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## 22 Sutton Road , Waterlooville, P08 8PU

Offers in the region of £350,000



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## Welcome to Sutton Road...

Set on the popular Sutton Road in Waterlooville, we are pleased to bring to the market this excellent three bedroom, semi detached house. Boasting great off road parking, a separate garage, well sized bedrooms and a large garden, this is a great purchase for first time buyers, growing families, or for anyone looking for a move in ready home.

The ground floor welcomes you via a bright entrance hall leading into a spacious living room, Ample in size for multiple sofas and other furnishings. Large windows allow plenty of natural light to flow through the home, enhancing the sense of space throughout.

To the rear of the property is a modern kitchen/dining room, thoughtfully designed with ample worktop and storage space alongside room for family dining. The kitchen itself features an integrated oven, grill, hob and microwave and there is plumbing for a dishwasher. An added benefit to the kitchen is the dedicated utility area, with plumbing for washing facilities and space for a tumble dryer.

Upstairs, the property continues to impress with three well proportioned bedrooms, all offering flexible accommodation. The master offers excellent space for a king size bed and other furnishings. Bedroom two is also a good sized double and bedroom three is a well sized single.

The first floor is completed by a modern family bathroom fitted with a bath, wash basin, and WC.

The large rear garden provides a fantastic outdoor space for families, entertaining, gardening, or simply

enjoying the warmer months, mainly laid with lawn and a patio area.

The property benefits from a detached garage, offering excellent storage, workshop potential, or secure parking. To the front of the property, a driveway also offers excellent off road parking.

Sutton Road is conveniently located close to a range of local amenities, well regarded schools, parks, and transport links, making it particularly appealing for families and commuters alike. Waterlooville town centre is within easy reach and offers a variety of shops, cafés, restaurants, and leisure facilities, while nearby road connections provide straightforward access to Portsmouth and the surrounding areas.

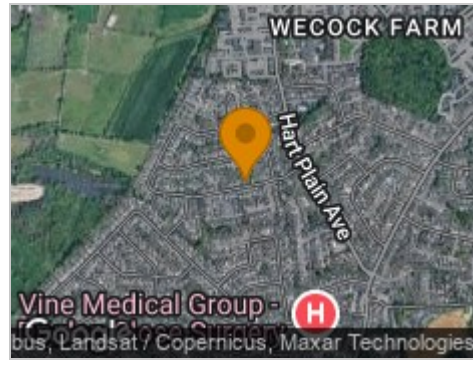
This attractive home offers an excellent balance of internal living space and outdoor practicality, with plenty of scope for buyers to personalise and make their own with extension potential. Viewings are highly advised, please contact the office to arrange your appointment.



## Road Map



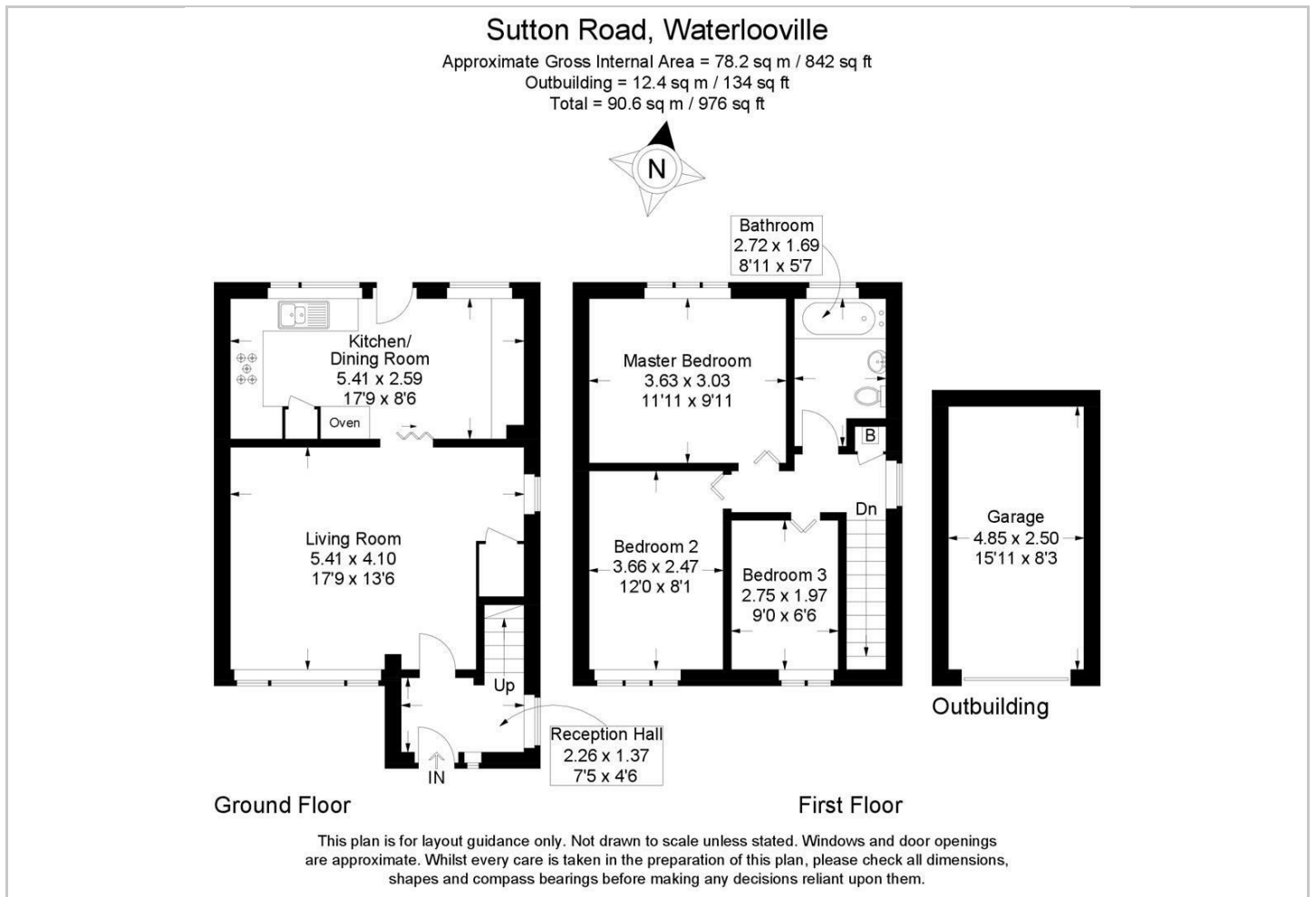
## Hybrid Map



## Terrain Map



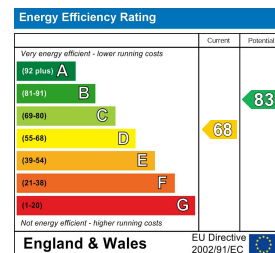
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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