

OFFERS IN EXCESS OF
£650,000
3 Nursery Road
Bedhampton, PO9 3BG

PROPERTY SUMMARY

This executive four-bedroom detached family home is tucked away on a quiet, private drive along Nursery Road, Bedhampton. The ground floor offers great flexibility, featuring a bay-fronted lounge that opens through double doors into a formal dining room. The fitted kitchen connects directly to a cozy snug and there is also a front-facing study ideal for working from home, alongside a practical ground floor WC. Upstairs, the landing leads to the family bathroom suite and four generous bedrooms, including an ensuite to the master. Outside, the property sits on a substantial plot with a west-facing garden, ample off-road parking, and two convenient pedestrian gates for side and rear access. A detached double garage completes the home, offering brilliant storage or workshop potential. An internal viewing is essential to truly appreciate this wonderful family home, contact us today to arrange your appointment.





ENTRANCE HALL

LOUNGE 15' 7" x 12' 4" (4.75m x 3.76m)

DINING ROOM 10' 1" x 11' (3.07m x 3.35m)

SNUG 10' 2" x 7' 4" (3.1m x 2.24m)

KITCHEN 13' 11" x 8' 6" (4.24m x 2.59m)

STUDY 8' 2" x 7' 9" (2.49m x 2.36m)

WC 3' 2" x 7' 10" (0.97m x 2.39m)

LANDING

BEDROOM ONE 12' 4" x 12' 6" (3.76m x 3.81m)

ENSUITE 10' at widest point x 6' 2" (3.05m x 1.88m)

BEDROOM TWO 10' 7" x 11' 10" (3.23m x 3.61m)

BEDROOM THREE 11' 7" x 9' 5" (3.53m x 2.87m)

BEDROOM FOUR 10' x 9' 8" (3.05m x 2.95m)

BATHROOM 6' 3" x 7' 7" (1.91m x 2.31m)

DOUBLE GARAGE

LOCAL AUTHORITY
Havant Borough Council

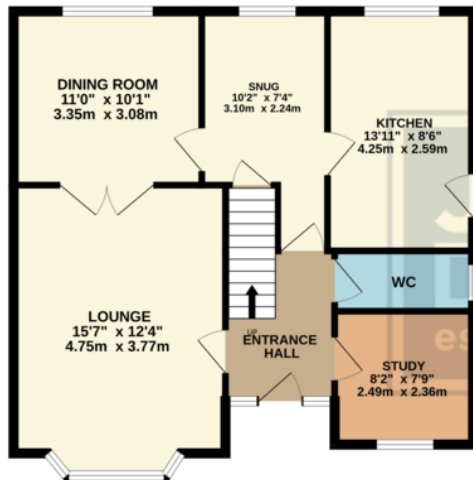
TENURE
Freehold

COUNCIL TAX BAND
Band F

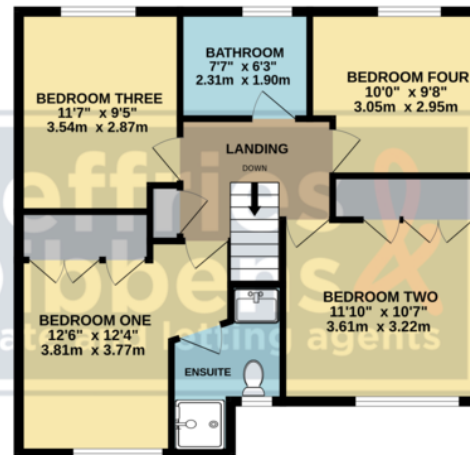
VIEWINGS
By prior appointment only

EPC TO FOLLOW

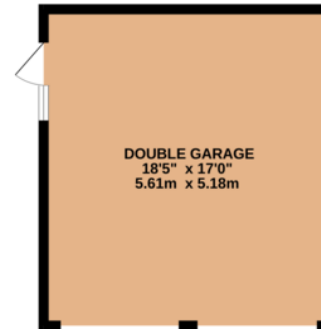
GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



FIRST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



GARAGE
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.

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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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 &**
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