



**£335,000**

**Sutton Road**

Cowplain, PO8 8QA

## PROPERTY SUMMARY

We are delighted to offer for sale this spacious 3/4 bedroom semi detached property tucked away in a quiet cul-de-sac in Cowplain. The property boasts 4 bedrooms arranged over 2 floors, ensuite, a large first floor bathroom, lounge/diner, kitchen, ground floor WC and conservatory. Externally there is a beautiful large rear garden and a garage with own driveway providing off road parking. Internal viewings are very strongly advised call us to arrange as sole agents today.

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**ENTRANCE HALL** Door and window to front aspect, radiator, large walk in storage cupboard, door to garage, doors to:

**KITCHEN** 10' 4" x 8' 7" (3.15m x 2.62m) Bow window to front aspect, door to side, range of cupboards, units and work surfaces, inset sink unit, plumbing for washing machine, space for cooker, wall mounted boiler.

**LOUNGE/DINER** 18' 5" x 11' 11" Max (5.61m x 3.63m) Sliding doors to conservatory, 2 radiators, feature fire place, door to:

**INNER HALLWAY** Stairs to first floor, door to W.C, door to:

**BEDROOM 4/ DINING ROOM** 11' 3" x 8' 2" (3.43m x 2.49m) Window to rear aspect, radiator.

**WC** Window to rear aspect, wash hand basin, W.C.

**CONSERVATORY** 11' 10" x 11' 0" (3.61m x 3.35m) Windows to all aspect, door leading to rear garden.

**LANDING** Double airing cupboard, doors to:

**BEDROOM 1** 13' 9" x 12' 0" (4.19m x 3.66m) Window to rear aspect, radiator, door to:

**ENSUITE** Window to rear aspect, shower cubicle, wash hand basin.

**BEDROOM 2** 10' 3" x 8' 1" (3.12m x 2.46m) Window to front aspect, radiator.

**BEDROOM 3** 10' 9" x 8' 1" (3.28m x 2.46m) Window to rear aspect, radiator, access to loft.

**BATHROOM** Window to side aspect, radiator, panelled bath, hand wash basin, WC.

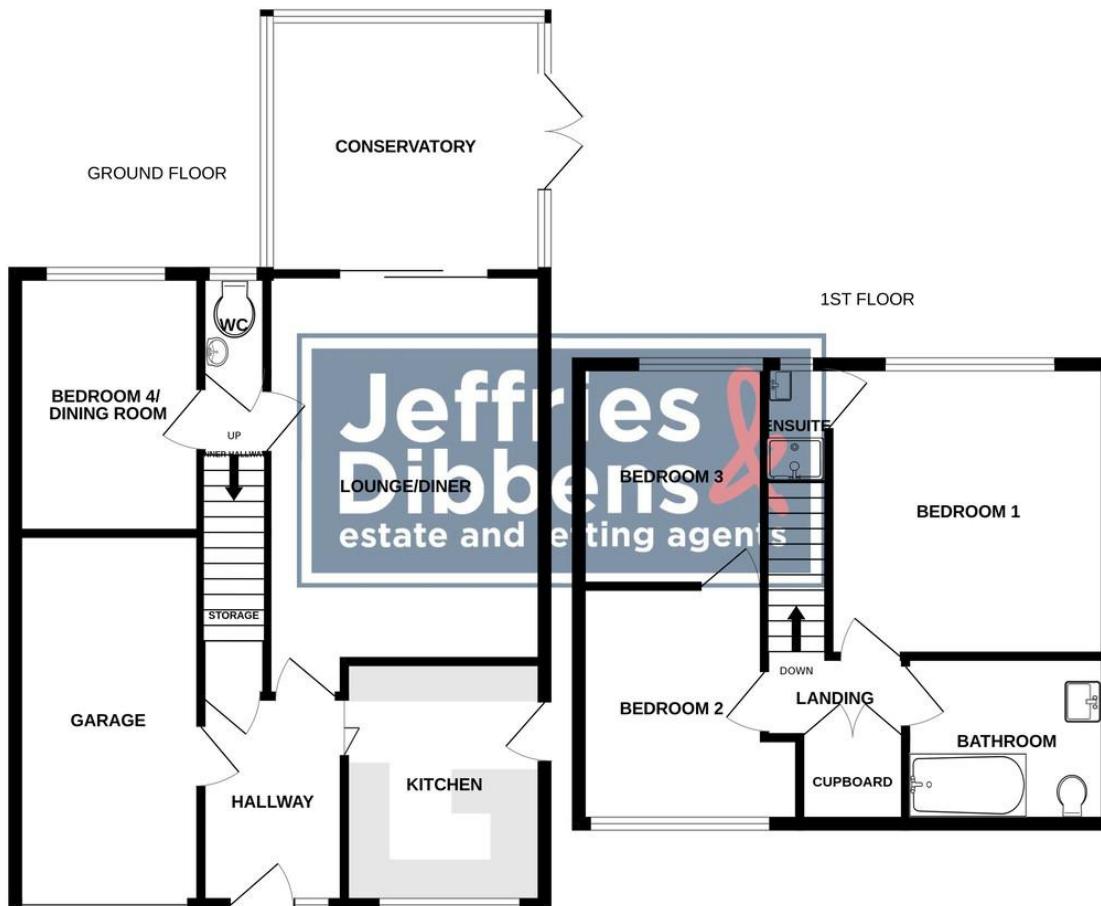
**OUTSIDE**

**FRONT GARDEN** Lawned area, own driveway leading to:

**GARAGE** 17' 3" x 8' 0" (5.26m x 2.44m) Up and over door, light and power, door to hallway.

**REAR GARDEN** Large and well kept rear garden which is mostly laid to lawn and has mature shrubs and bushes, patio area, side access.





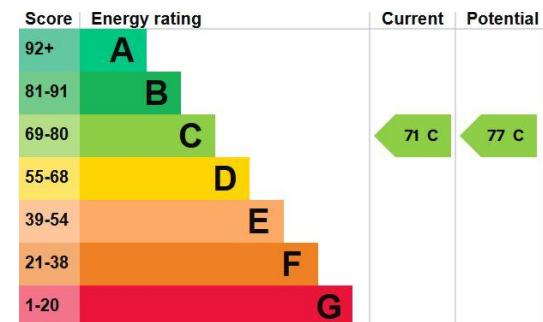
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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.