GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.

TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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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Energy performance certificate (EPC)

26 Wallbarton Way Clanfield WATERLOOVILLE PO8 0XP	Energy rating **C**	Valid until:	**25 April 2034**
		Certificate number:	**4734-2424-0300-0034-7222**

Property type	Detached house
Total floor area	91 square metres

Rules on letting this property

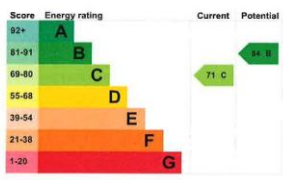
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

26 Walburton Way

Clanfield, Waterlooville PO8 0XP

Price: £475,000

DESCRIPTION

This immaculate and attractive THREE DOUBLE BEDROOM DETACHED family home can be found in the requested location of Clanfield. Internally. the property is modern, and high specification throughout. Downstairs you will find a luxurious modern fitted kitchen/breakfast room with the following features, an integrated full-size fridge and separate freezer, washer/dryer, dishwasher, wine fridge, microwave, double NEFF oven and induction hob. There is also a separate lounge with feature log burner, a full-length double-glazed conservatory which overlooks your private and secluded mediterranean style landscaped rear garden. There is also a handy downstairs cloakroom. Upstairs you will find three well proportioned bedrooms for the growing family, the master benefiting from fitted wardrobes and an en-suite shower room. There's also a four piece shower room. Outside the property has a driveway and a detached GARAGE with electric charging point . Additional benefits include double glazing and gas central heating. On leaving the property you are ideally situated to take advantage of the delights of the village of Clanfield and the commuter links of the A3.

ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE: 13' 2" x 10' 1" (4.01m x 3.07m)

KITCHEN/BREAKFAST ROOM: 19' 10" x 9' 7" (6.04m x 2.92m)

CONSERVATORY: 21' 2" x 7' 2" (6.45m x 2.18m)

FIRST FLOOR LANDING

BEDROOM 1: 11' 7" x 10' 0" (3.53m x 3.05m)

EN-SUITE SHOWER ROOM: 7' 3" x 4' 7" (2.21m x 1.40m)

BEDROOM 2: 10' 6" x 7' 7" (3.20m x 2.31m)

BEDROOM 3: 9' 6" x 6' 7" (2.89m x 2.01m)

SHOWER ROOM: 7' 6" x 6' 1" (2.28m x 1.85m)

OUTSIDE

REAR GARDEN

GARAGE 16' 2" x 8' 4" (4.92m x 2.54m)

DRIVEWAY