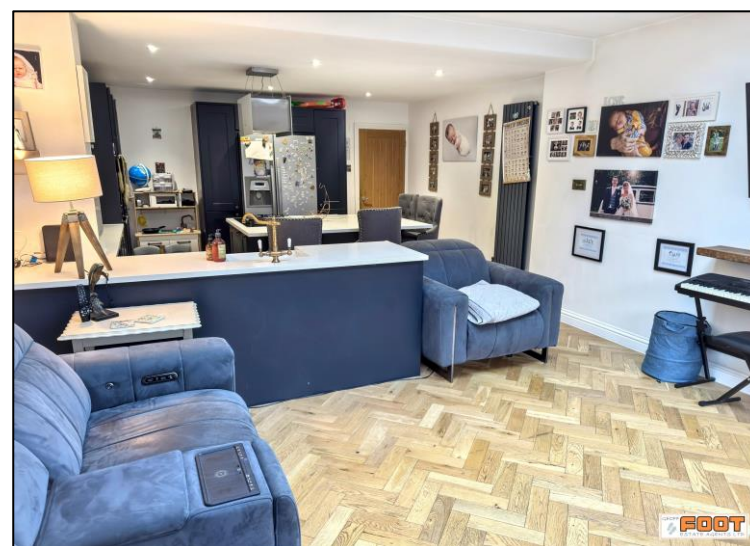




11 Cherrywood Gardens | PO11 9DE | £350,000

GEOFF
 **FOOT**
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk



Internal viewing is highly recommended to appreciate the accommodation on offer in this extended three Bedroom Semi-detached House in Central Hayling Island, convenient to local shops, schools and amenities. Downstairs offers an entrance Porch, Hallway, Bedroom, Cloak/Shower Room and generous sized Kitchen/Family Room with fitted 'Moreso' Log Burner and Bi folds leading to enclosed rear Garden & Bar area. Upstairs has two further Bedrooms and a Family Bathroom. There is parking to the front and a shared driveway leading to a Garage (in block of only 4). An ideal family home!

- **Extended semi-detached family House in Central Hayling Island.**
- **3 Bedrooms, one on ground floor offering versatile accommodation.**
- **Open plan Kitchen/Family Room with lantern light and bifold doors with venetian blinds.**
- **Downstairs Cloak/Shower Room. Bathroom to first floor.**
- **'Moreso' corner Log Burner. Internal Oak doors.**
- **Double glazing and gas heating system.**
- **Enclosed rear Garden with 'Bar area'.**
- **Shared driveway to Garage (In block of 4).**
- **Convenient to local schools, shops and amenities.**
- **Solid Oak 'Herringbone style' Parquet flooring to downstairs rooms.**

Freehold | Council Tax Band: C

The accommodation comprises:

Double glazed front door to –

Entrance Porch –

Obscure double glazed window to front. Oak 'Herringbone style' Parquet flooring. Coats hanging space. Obscure double glazed door to

Hallway –

Down lighting. Oak 'herringbone style' Parquet flooring. Stairs rising to first floor. Door to Kitchen/Family room. Oak door to

Cloak/shower Room –

Corner tiled shower enclosure with 'Mira' electric shower. Close coupled WC with concealed cistern and push button flush. Inset wash hand basin with mixer tap and cupboard below. Tiled splash backs. Obscure double glazed window to side with venetian blind. Slip resistant flooring. 'Ladder style' towel radiator. Under stairs storage cupboard.

Bedroom 3 –

Double glazed window to front aspect with venetian blind. Radiator.

Kitchen/Family room –

Kitchen area: Comprehensive range of 'Indigo blue' colour fronted wall and base cupboards and drawers fitted to three sides, one forming divider to Family Room. Inset Butler sink with mixer taps, set in Quartz work surface, integrated dishwasher and automatic washing machine below. Eye level 'Neff' double oven and grill, built in microwave. Tall larder cupboards. Space for 'American style' fridge/freezer and further cupboards to one wall. Central Island/Breakfast bar quartz work surface with inset 'Belling' 5-ring gas hob, over head extractor, cupboards below and space for stools. Vertical radiator. Down lights. Oak 'Herringbone style' parquet flooring continuing into:

Family room: Lantern light to ceiling with remote control openers. 'Moreso' corner Log Burner with granite hearth. Triple Bi fold, floor to ceiling doors with internal venetian blinds, leading to rear Garden.

First Floor Landing –

Access to loft space via fitted ladder.

Bedroom 1 –

Double glazed window to front elevation. Radiator. Paneling to two walls. Built in double wardrobe with shelving.

Bedroom 2 –

Double glazed window to rear elevation. Radiator. Paneling to one wall. Twin wardrobes, one with hanging rail and shelf over.

Family Bathroom –

White suite comprising panelled bath with mixer tap.'Bristan' electric shower over and fitted screen. Attractive wall tiling. Ladder style towel radiator. Half inset wash hand basin with mixer taps, close coupled WC with concealed cistern, push button flush, cupboard below. Tiled splash backs. Mirror fronted cabinet. Tiled flooring. 'Ladder style' towel radiator. Obscure double glazed window to rear elevation.

Outside –

front: Laid to concrete for parking. Shared driveway to: Garage (in block of 4). With up and over door.

Enclosed Rear Garden –

Side access gate from driveway. Fitted artificial lawn. Two external lights. Raised composite decking leading to covered Bar area, with external electric sockets, shelving units and bar stools. Electric ceiling heater. Fence enclosed.

[To view the virtual tour for this property please scan the QR Code >>](#)



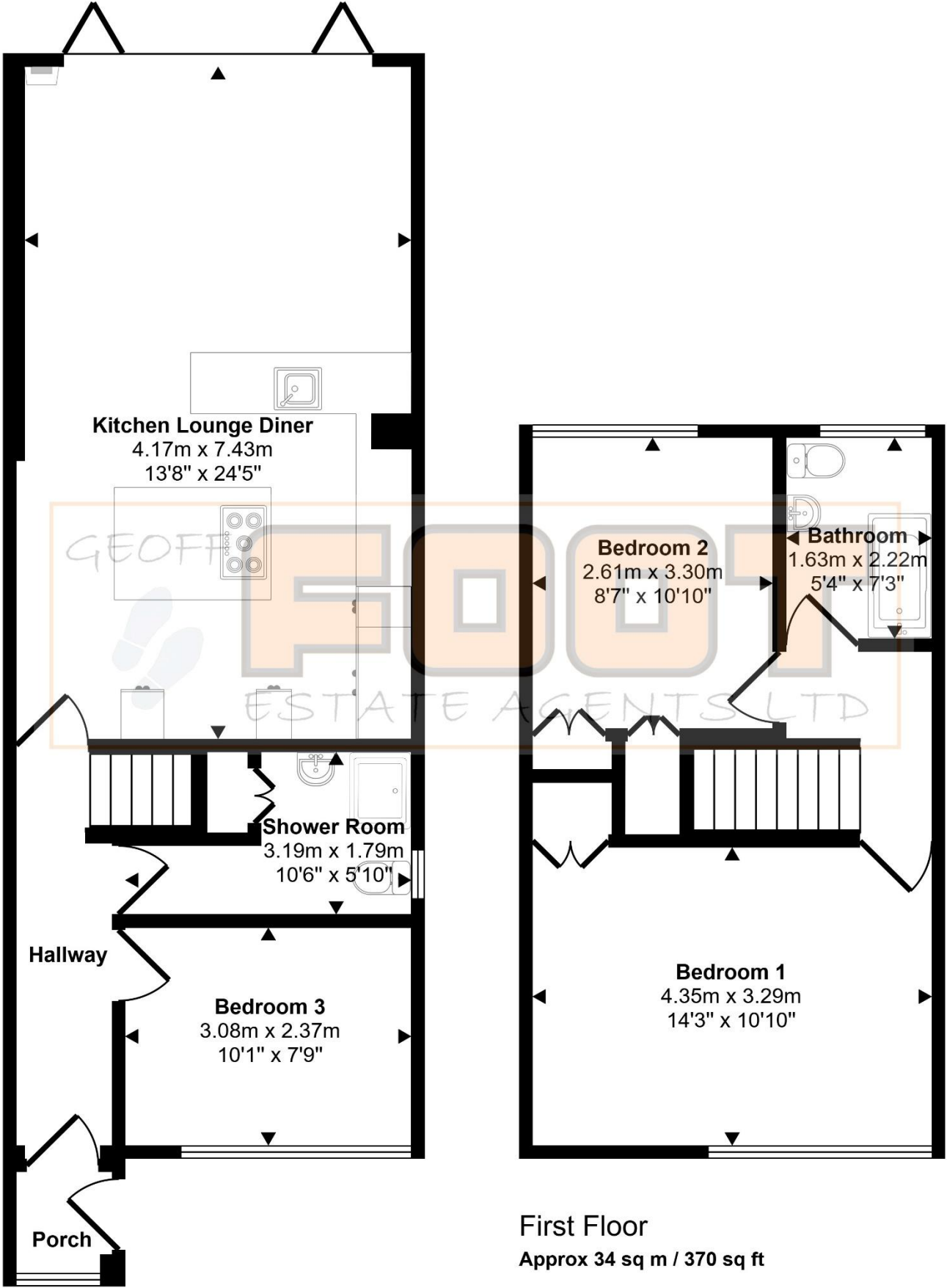
IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 52 sq m / 563 sq ft

First Floor
Approx 34 sq m / 370 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.