



£400,000
11 The Orchard
Denmead, PO7 6YG

PROPERTY SUMMARY

No forward chain! Tucked away in a quiet cul-de-sac in the wonderful village of Denmead we are delighted to offer for sale this stunning 3 bedroom detached property in The Orchard. This extended family home is offered for sale with no forward chain and internal viewings are essential! The property boasts 3 well proportioned first floor bedrooms, a modern bathroom suite, lounge, additional WC and a magnificent open plan kitchen/diner. Externally there is off road parking for several vehicles and a low maintenance rear garden. Early interest in this superb family home is expected so to avoid disappointment contact us today!





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ENTRANCE HALL 2 x side panels windows to front aspect, radiator, spot lights, doors to:

WC Window to side aspect, tiled floor to ceiling, WC, hand wash basin with mixer tap, solid oak door.

STORAGE CUPBOARD Under stair storage cupboard.

KITCHEN/DINER 21' 01" x 18' 03" (6.43m x 5.56m) Window & double doors to rear aspect, 2 Velux skylights, radiator, floor to ceiling radiator, spot lights, Camaro flooring throughout, range of fitted cupboards, units and quartz work tops with 1 1/2 bowl sink unit and pull out mixer tap, integrated fridge, space for further American style fridge/freezer, eyelevel integrated oven with plate warmer, integrated dual oven/grill, induction hob with extractor above, under unit spot lights, centre island with Quartz work top over and storage cupboards under, solid oak double doors to front aspect into lounge.

LOUNGE 15' 01" x 10' 03" (4.6m x 3.12m) Window to front aspect, radiator, solid oak double doors into kitchen/diner.

FIRST FLOOR

LANDING Window to side aspect, storage cupboard with wall mounted boiler, access to loft, doors to:

BEDROOM 1 11.' 10" x 11' 04" (3.61m x 3.45m) 2 x windows to rear aspect, radiator, built in low level storage cupboard, triple built in sliding door wardrobes, wall mounted reading lights.

BEDROOM 2 11' 03" x 9' 05" (3.43m x 2.87m) Window to front aspect, radiator.



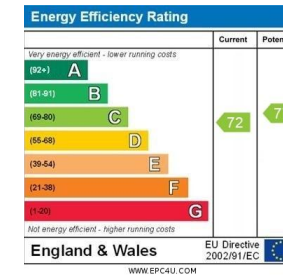
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of each room, house and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown here are not guaranteed and no guarantee as to their quantity or efficiency can be given. Made with Floorplan 3.0.0.0

LOCAL AUTHORITY
Winchester City 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.



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