



£550,000

Elderberry Close

Clanfield, PO8 0XU

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in a highly regarded area of Horndean, we are delighted to offer for sale this beautifully presented 4 bedroom detached property in Elderberry Close. Modernised throughout by the current owner, this superb family home has a large number of benefits and internal viewings are very strongly advised. The property offers 4 well proportioned first floor bedrooms with ensuite to master, family bathroom suite, 2 reception rooms, fitted kitchen and downstairs WC. Externally the property benefits from a private rear garden and a double garage with double width driveway providing considerable off road parking. Early interest is expected so to avoid disappointment contact us as sole agents today!





ENTRANCE HALL Storage cupboard, radiator, stairs leading to first floor, radiator, door to:

WC Window to front aspect, wash hand basin, W.C.

LOUNGE 19' 3" x 11' 8" (5.87m x 3.56m) Windows to front and side aspect, two radiators, feature fire place doors leading to:

DINING ROOM 11' 8" x 9' 4" (3.56m x 2.84m) Patio doors leading to rear garden, radiator, door to:

KITCHEN 19' 5" x 9' 5" (5.92m x 2.87m) Window to rear aspect, door to side, a range wall and base units with under cupboard lighting and granite work surfaces, inset enamel one and a half bowl single drainer sink with mixer tap, space for 'Rangemaster' dual fuel cooker, space for fridge/freezer, integrated dishwasher, utility area with glass fronted display cabinets, plumbing for washing machine and tumble dryer, breakfast bar, radiator.

LANDING Storage cupboard, access to loft.

BEDROOM 1 12' 9" x 9' 6" (3.89m x 2.9m) Window to front aspect, radiator, door leading to:

ENSUITE Walk in shower cubicle, window to side aspect, wash hand basin, heated towel rail, W.C.

BEDROOM 2 15' 8" x 8' 5" (4.78m x 2.57m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 3 13' 1" x 8' 5" (3.99m x 2.57m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 4 12' 9" x 6' 9" (3.89m x 2.06m) Window to rear aspect, radiator.

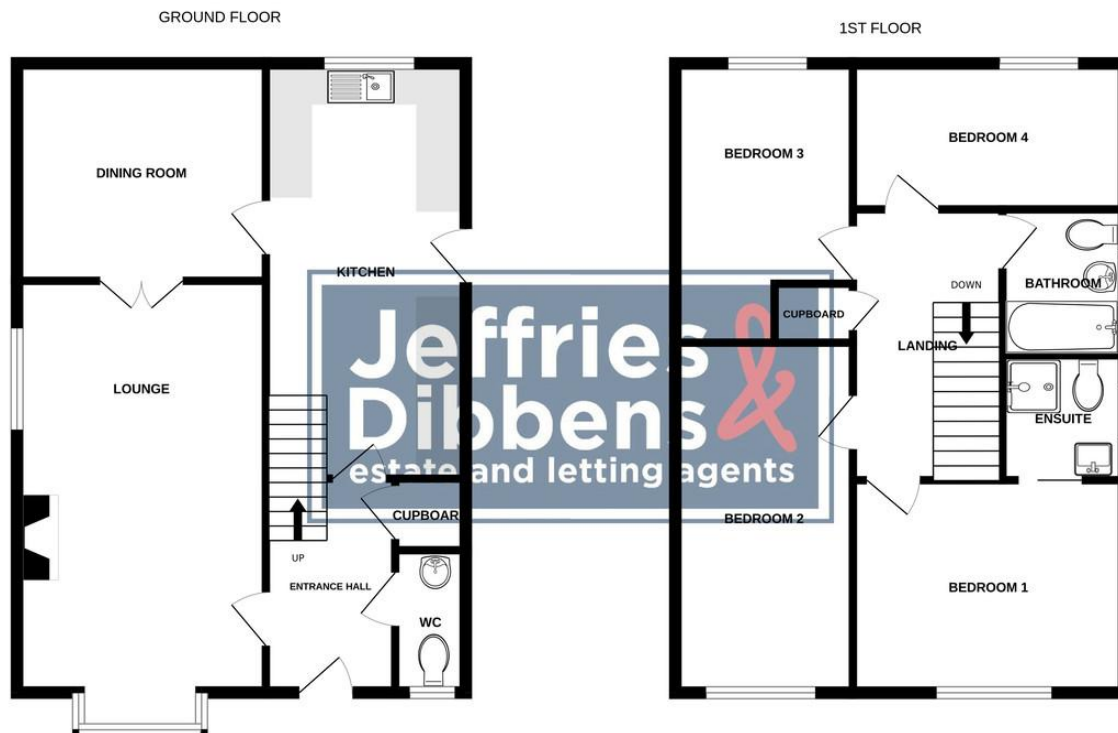
BATHROOM Window to side aspect, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Private enclosed rear garden not overlooked, beautifully landscaped, mostly laid to lawn with patio area and gated side access, outside tap.

FRONT GARDEN Block paved driveway giving access to:

DOUBLE GARAGE 17' 4" x 16' 8" (5.28m x 5.08m) Detached double garage with twin up and over doors power, light, eaves storage, rear door, window to rear aspect.



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
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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