



£375,000

Whitehaven

Horndean, PO8 0DN

PROPERTY SUMMARY

Located in a highly sought after cul-de-sac in Horndean and boasting a semi-rural backdrop, we are delighted to present for sale this deceptively spacious 2 bedroom detached bungalow in Whitehaven. The property has been extended and has the added benefit of a loft room providing significant space throughout. There is a large lounge, extended reception hall, kitchen, master bedroom, bedroom 2/reception, 4 piece bathroom suite, loft room and a further reception room. Externally there is a private rear garden and a detached double length garage, own driveway and further parking. To arrange your viewing contact Jeffries & Dibbens as sole agents.

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ENTRANCE HALL Window to front & side aspects, 2 x radiators, loft hatch, doors to:

LOUNGE 16' 00" x 10' 11" (4.88m x 3.33m) Bow window to front aspect, radiator, brick fireplace with open fire.

BATHROOM Window to side aspect, radiator, panelled bath, hand wash basin with cupboard under, separate electric shower cubicle, WC.

BEDROOM 1 12' 04" x 11' 05" (3.76m x 3.48m) Window to side aspect, radiator, window & door leading through to reception room:

KITCHEN 9' 08" x 7' 11" (2.95m x 2.41m) Window to side aspect, part tiled, range of fitted units & cupboards with work surfaces over, integrated 4 ring gas hob, hood above, eye level oven with separate grill, 1 / 2 bowl sink unit, entrance to:

RECEPTION ROOM/DINING ROOM 15' 06" x 8' 11" (4.72m x 2.72m) Window to rear & side aspect, double doors to rear aspect into garden, radiator, spot lights, cupboard housing plumbing and space for washing machine, space for tumbler dryer, storage cupboard, cupboard housing boiler.

RECEPTION ROOM/BED 2 12' 06" x 7' 11" (3.81m x 2.41m) Window to side aspect, stairs to:

LOFT ROOM 26' 06" x 13' 06" (8.08m x 4.11m) 4 velux windows to side & rear aspect, 5 eave spaces, loft hatch.

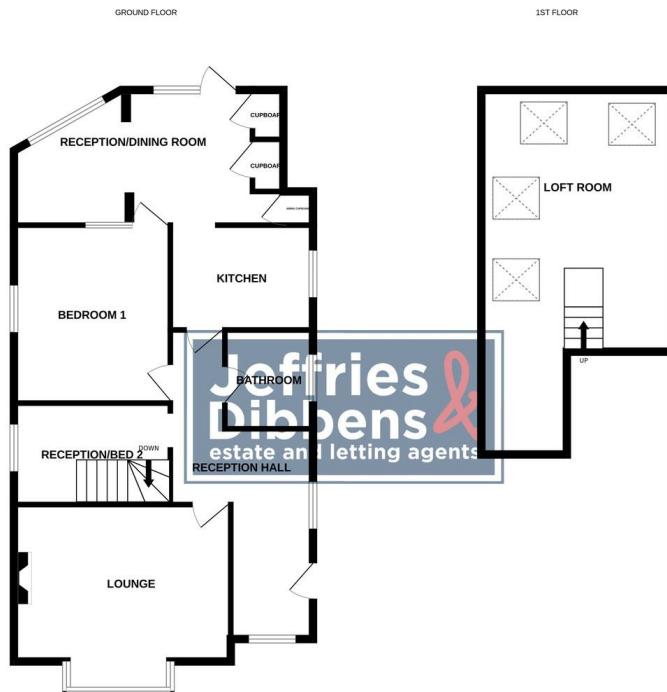
OUTSIDE

FRONT Hardstand providing off road parking for multiple vehicles, 2 x gate's into the rear garden either side, access to double garage, greenhouse, mature trees & plants.

REAR GARDEN Patio area, lawn area, outside butler sink with hot & cold taps, side door into garage, 2x side gates leading to the front, cool bunker, a holly tree with other mature tree's & plants.

DOUBLE GARAGE 25' 08" x 15' 08" (7.82m x 4.78m) Electric double garage door leading to off road parking, door leading into rear garden, power & light, work bench.





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 inaccuracy. Prospective buyers/tenants should not rely on the floorplan and should make their own arrangements to verify the details. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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LOCAL AUTHORITY
Hampshire County Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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