



PEARSONS

ESTABLISHED 1900

4 CRESTLAND CLOSE, COWPLAIN, HAMPSHIRE, PO8 9AG



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**4 bedrooms
£600,000 Freehold**



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Porch

Via side aspect double glazed door, two front aspect double glazed windows, radiator, tiled flooring, double glazed door leading to the hall.

Hall

Doors to bedroom 3 and bathroom, radiator, front aspect double glazed obscured window, stairs leading to the first floor, half staircase down with understairs storage cupboard and French doors leading to the kitchen/living/dining room.

Bathroom

Modern re-fitted suite comprising tile panel enclosed bath with twin shower heads over and shower screen, concealed flush WC and vanity unit with built-in cupboards and stone worktop, heated towel rail, side aspect double glazed obscured window, tiled walls and flooring, access to loft storage.

Bedroom 3

Front aspect double glazed window, radiator.

Open Plan Kitchen/Living/Dining Room

Living/Dining area - Four tall radiators, vinyl flooring, 2 skylights, doors to the utility room and playroom/study, rear aspect double glazed bi-folding doors leading to the rear garden.

Kitchen area - Modern re-fitted wall and base units with worksurfaces over, two integral electric ovens, integral microwave, 5- ring induction hob with extractor hood over and dishwasher, central island with storage and breakfast bar, inset one and a half bowl sink, space for American-style fridge/freezer, rear aspect double glazed window, 2 skylights, vinyl flooring.

Utility Room

Modern re-fitted wall and base units with worksurfaces over, spaces for washing machine and tumble dryer, inset sink, tall radiator, side aspect double glazed window, vinyl flooring, access to lobby with side aspect double glazed door, tiled flooring and door to the WC.

Downstairs WC

Modern re-fitted concealed flush WC, tiled walls and flooring.

Playroom/Study

Rear aspect double glazed window, tall radiator, vinyl flooring, door to the garage.

Landing

Doors to bedrooms 1 & 2, half stairs leading to bedroom 4, access to the loft, front aspect double glazed Velux style window.

Bedroom 1

Rear aspect double glazed window, radiator, wall-mounted air-conditioning unit, built-in wall-to-wall wardrobes with drawers, vinyl flooring, door to the en-suite.



A substantial, extended four-bedroom link detached home, which has been modernised throughout to an exceptional standard. The accommodation comprises on the ground floor large porch, hall, modern re-fitted bathroom, bedroom, a stunning open-plan kitchen/living dining room with a re-fitted kitchen, bi-folding doors and skylights, playroom/study, utility room and WC. On the first floor, there are three further bedrooms with the master having its own re-fitted en-suite. Externally, there is ample parking to the front for at least 6 cars, the rear garden is well-proportioned with under-cover hot tub and landscaped patio borders and lawns. Viewings are highly recommended.

En-Suite

Modern re-fitted suite comprising a low-level WC, vanity unit, shower enclosure with twin shower heads and folding glass door, tiled walls and flooring, side aspect double glazed window.

Bedroom 2

Rear aspect double glazed window, radiator, wall-mounted air-conditioning unit, vinyl flooring.

Bedroom 4

Front aspect double glazed window, radiator, vinyl flooring, wall-mounted air-conditioning unit.

Front Garden

Wall and fence, shingle, block brick path, side pedestrian access.

Off Street Parking

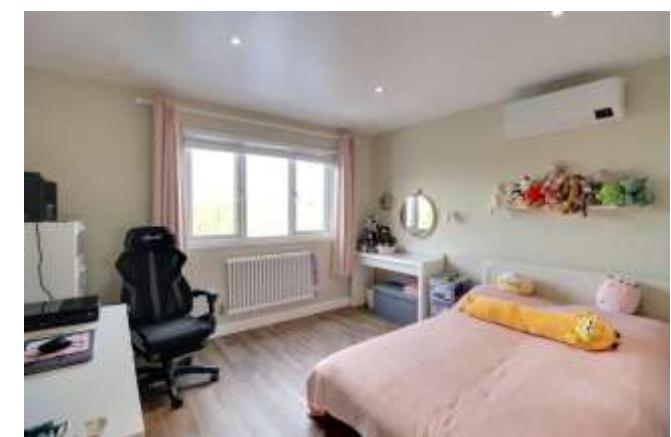
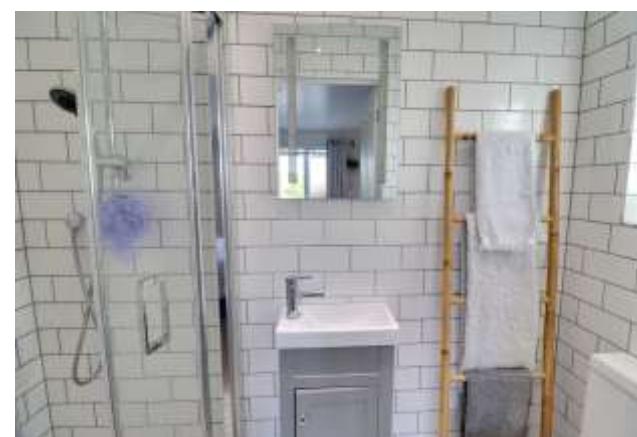
To the front for comfortably 6 cars.

Rear Garden

A well-proportioned and landscaped space enclosed by fence, raised patio with under-cover hot tub, steps down to lawns with mature trees and borders, steps down to further shingled area with sheds, steps down to further lawns with borders and large concrete hardstand.

COUNCIL TAX

Band D, Havant Borough Council
£2212.89 pa (2025/2026).





Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

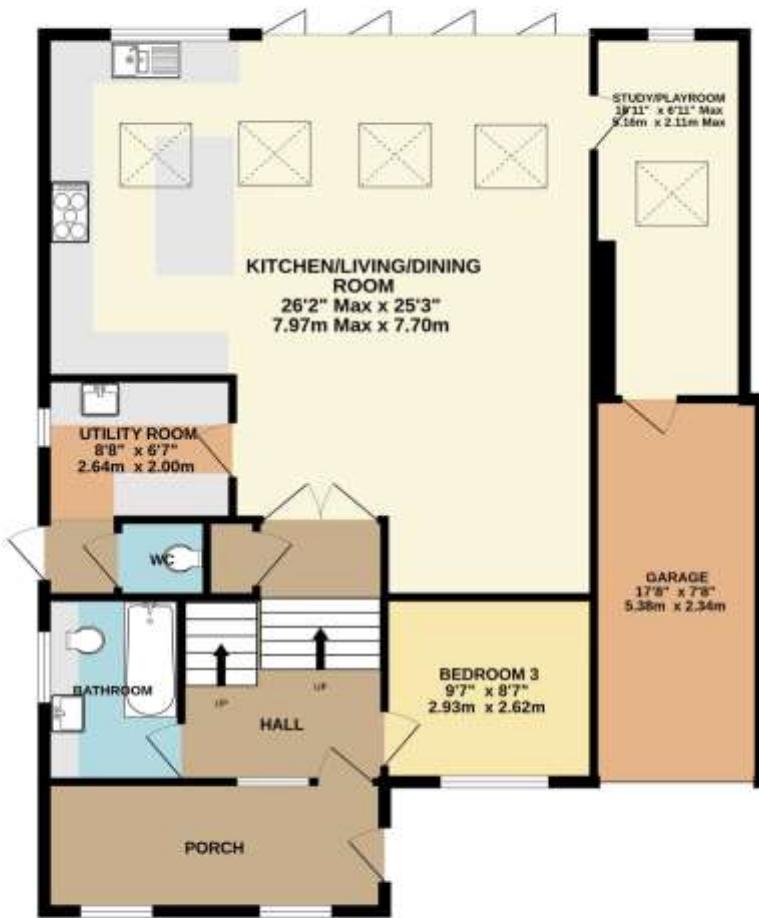
(1-20) **G**

Not energy efficient - higher running costs

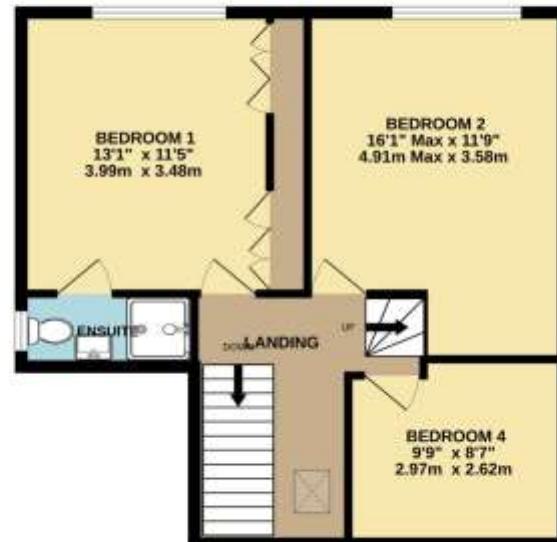
Current	Potential
	81

57

GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1769 sq. ft. (164.4 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 less 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 operation or efficiency can be given.

Services

Gas, electricity, water and mains drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by **Pearsons**.

Reference

NSW4146TOLB191125D2

*Viewings are by prior appointment with Pearson's
Waterlooville - call 023 9226 2611.*

Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

