



OFFERS OVER £525,000

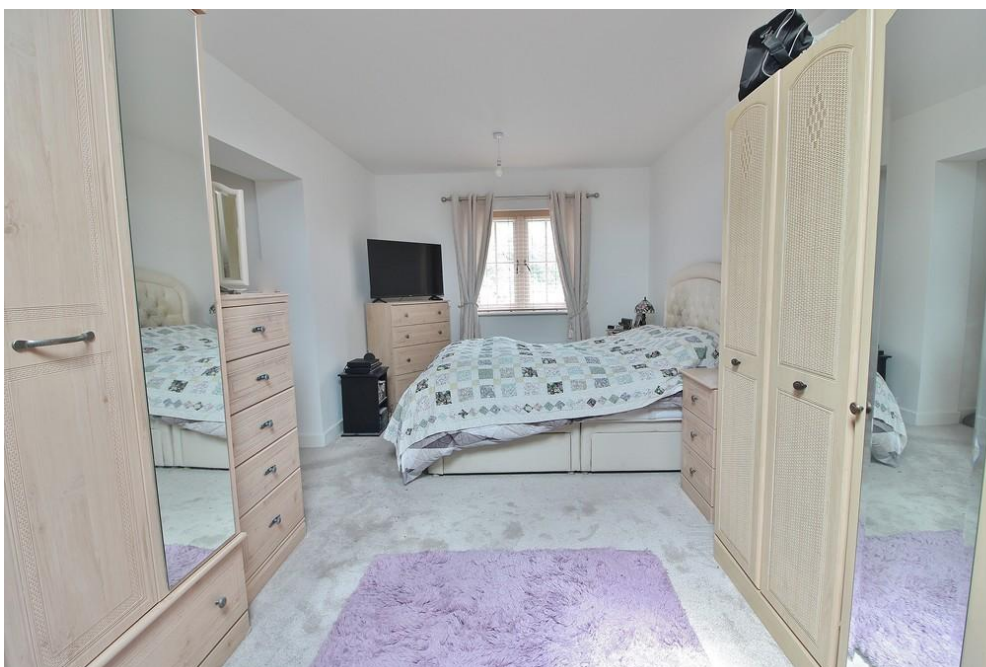
Coddington Grove

Waterlooville, PO8 9ZE

PROPERTY SUMMARY

Built in 2022 and benefitting from the remainder of the NHBC warranty, we are delighted to offer for sale this beautiful extended family home in Coddington Grove, Lovedean. The accommodation comprises of an impressive kitchen/breakfast room, lounge, dining room and downstairs W.C. the first floor offers 4 well proportioned bedrooms with ensuite to the master as well as a family bathroom suite. Externally there is a driveway, garage providing off road parking and a rear garden. To arrange your viewing contact us as sole agents today!





ENTRANCE HALL Radiator, stairs to first floor landing, under stairs storage cupboard, door to:

WC Window to side aspect, wash hand basin, W.C, radiator.

KITCHEN/BREAKFAST ROOM 17' 3" x 10' 6" (5.26m x 3.2m) Windows to front and side, a range of wall and base units with roll-top worksurfaces, inset stainless steel one-and-a-half bowl single-drainer sink with mixer tap, 'Bosch' appliances to include: five-ring gas hob, overhead extractor, fridge/freezer, dishwasher and washing machine, wall mounted 'Ideal' combination gas boiler, two radiators.

DINING ROOM 18' 5" x 11' 1" (5.61m x 3.38m) Radiator, opening to:

LOUNGE 18' 3" x 11' 1" (5.56m x 3.38m) Windows and French doors to rear garden, feature fireplace, two sky lanterns.

LANDING Access to loft, storage cupboard.

BEDROOM 1 20' 9" x 9' 10" (6.32m x 3m) Window to front aspect with 'Velux' style roof window to rear aspect, two radiators, door to:

ENSUITE Window to rear aspect, shower cubicle, wash hand basin, WC, radiator.

BEDROOM 2 12' 5" x 11' 0" (3.78m x 3.35m) Window to rear aspect, radiator.

BEDROOM 3 10' 9" x 10' 1 min" (3.28m x 3.07m) Window to front aspect, radiator.

BEDROOM 4 7' 5" x 6' 5 Min" (2.26m x 1.96m) Window to front aspect, radiator.

BATHROOM Window to side aspect, panelled bath, wash hand basin, W.C, radiator.

OUTSIDE

REAR GARDEN Gated side access to front, patio area, area laid to lawn, outside light, outside tap, private door leading to:

GARAGE 20' 9" x 10' 0" (6.32m x 3.05m) Up and over garage door, power and light.

FRONT GARDEN Block paved driveway leading to garage, area of lawn.



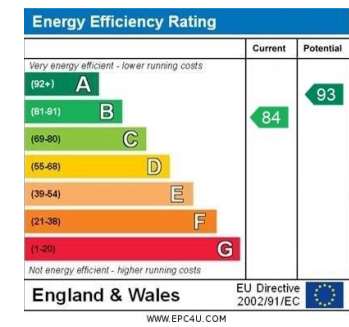
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

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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