

**£294,000**

**The Spring**

Denmead, PO7 6UJ

## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac and boasting a splendid wooded outlook we are delighted to offer for sale this extended 3 bedroom property in The Spring. Located in the wonderful village of Denmead with its semi rural backdrop we are sure this fabulous property will attract immediate interest. The property offers 3 double bedrooms, a modern bathroom suite, modern fitted kitchen and a lounge which has been extended to offer a dining room. Externally there is a pleasant rear garden and allocated parking for 2 cars. We feel this property is an ideal first purchase and internal viewings are very strongly advised.





**ENTRANCE PORCH** Enter via timber door with glazed insert, door to hallway.

**ENTRANCE HALL** Timber door with glazed insert window, radiator, access to kitchen, door to lounge, wood effect laminate flooring.

**KITCHEN** 8' 10" x 8' 4" (2.69m x 2.54m) Double glazed window to front, radiator, wall and base units with work surfaces over, space for cooker with extractor hood over, space and plumbing for washing machine and fridge/freezer, stainless steel sink with drainer and mixer tap, tiled flooring, wall mounted gas fired boiler.

**LOUNGE** 15' 1" x 12' 2" (4.6m x 3.71m) An open lounge leading to extension, radiator, feature electric fireplace with surround, wood effect laminate flooring, stairs to upper floor with storage cupboard under.

**DINING ROOM** 12' 1" x 9' 1" (3.68m x 2.77m) Double glazed windows to either side of the double doors leading to the rear garden, radiator.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 11' 8" into wardrobes x 10' 8" (3.56m x 3.25m) A bright room with dual aspect double glazed windows to front and rear, wall to wall mirrored sliding door wardrobes, radiator.

**BEDROOM 2** 12' x 8' 11" (3.66m x 2.72m) Double glazed window to front, radiator.

**BEDROOM 3** 11' 8" x 6' 10" (3.56m x 2.08m) Double glazed window to rear, radiator, over stair cupboard.

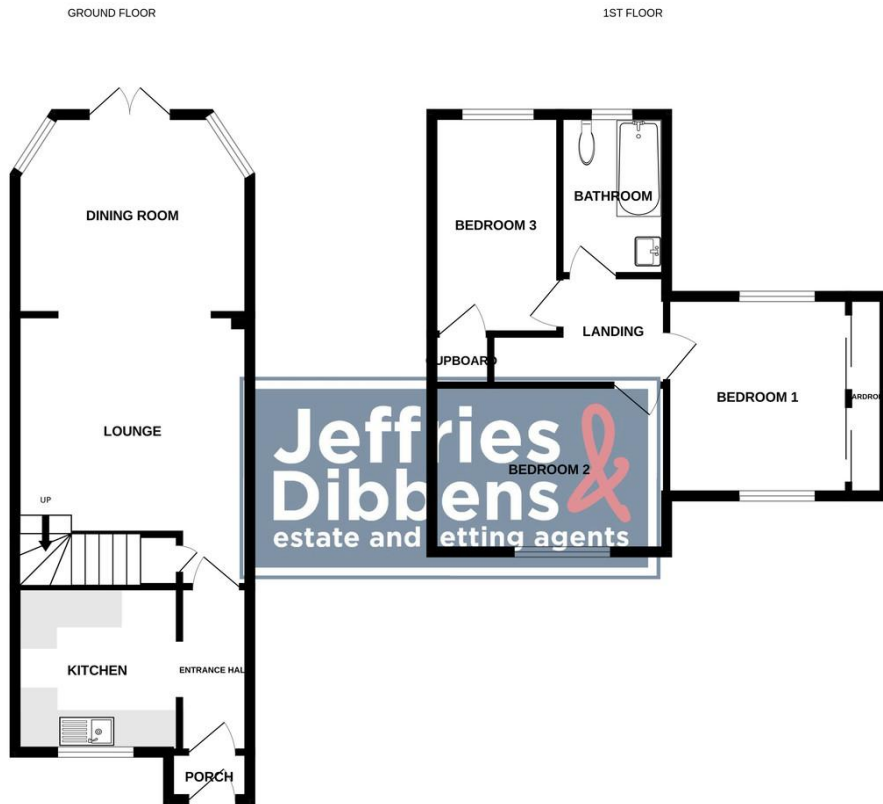
**BATHROOM** Family bathroom comprising white suite with low level WC pedestal wash hand basin, panel bath with mixer tap and shower head, obscured double glazed window to rear, radiator, part tiled.

**OUTSIDE** Front - Lawned front garden with views over wooded outlook.

**REAR GARDEN** Fully enclosed with timber fencing and gate to the car park, mainly laid to lawn with paved stepping stones to the rear patio leading to a shed on a hard standing base.

**ALLOCATED PARKING** 2 x allocated parking spaces.





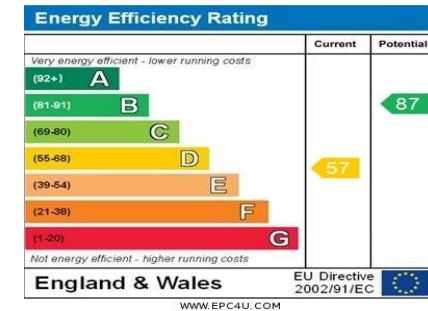
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**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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