



£575,000

North Road

Horndean, PO8 0ED

PROPERTY SUMMARY

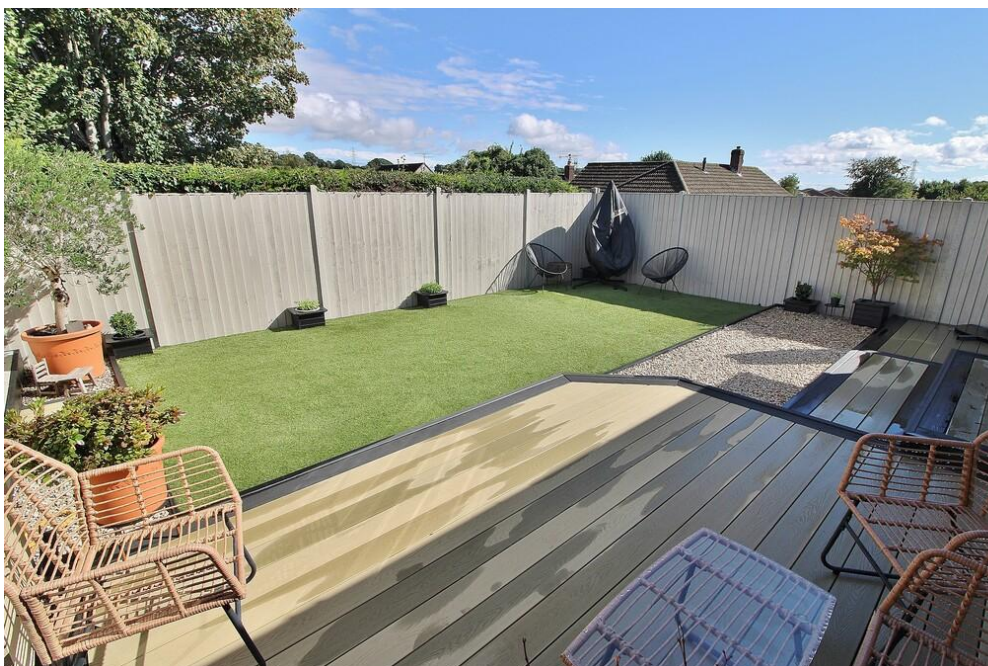
Located in a highly desirable area of Horndean and having undergone a complete refurbishment programme including windows, heating and electrics, we are delighted to present for sale this stunning 4 bedroom detached bungalow in North Road. This immaculate property is presented to an incredibly high standard throughout and internal viewings are a must! The property boasts 4 bedrooms with en-suite bathroom and walk in wardrobe to the master, large lounge, amazing 4 piece family bathroom, utility room and impressive open plan kitchen/diner. Externally there is a landscaped low maintenance rear garden with views over Windmill Hill and off road parking for multiple vehicles at the front. To arrange your viewing contact us as sole agents to avoid disappointment.

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ENTRANCE PORCH Windows to both sides and front, radiator, vaulted ceiling, built in storage seat, opening to:

ENTRANCE HALL Floor to ceiling radiator, large airing cupboard housing boiler, doors to:

BEDROOM 3 12' x 7' 10" (3.66m x 2.39m) Window to front aspect, radiator, feature wood panelled wall.

BEDROOM 4 9' 09" x 7' 10" (2.97m x 2.39m) Two windows to side aspect, radiator, feature wood panelling to walls and ceiling, extensive built in wardrobes.

BEDROOM 1 12' 10" x 11' 10" (3.91m x 3.61m) Window to front aspect, radiator, feature wood panelled wall, extensive built in wardrobes, concealed entrance to:

ENSUITE Window to front aspect, heated towel rail, shower, WC, hand wash basin with vanity surround and cupboard under, tiled flooring, bi-fold doors to:

WALK IN WARDROBE 18' 02" x 5' 11" (5.54m x 1.8m) Radiator, spot lighting, bi-fold doors to bedroom 2.

BEDROOM 2 16' 09 max" x 10' 09" (5.11m x 3.28m) Skylight window, radiator, feature wood panelled wall, built in wardrobes, bi-fold doors to walk in wardrobe.

BATHROOM Heated towel rail, free standing bath, shower cubicle, WC, hand wash basin with vanity surround and cupboard under, feature wall, part tiled surround, display shelf.

KITCHEN/DINER 20' 02 max" x 16' 07 max L shaped" (6.15m x 5.05m) Floor to ceiling radiator, radiator, feature window to rear garden, window to rear, skylight, extensive range of fitted cupboards, units and Quartz work surfaces, 1 1/2 bowl sink unit with mixer tap over, integrated combination oven, integrated oven and induction hob with down draft extractor, integrated dishwasher and fridge, under unit lighting, feature centre island with breakfast bar, opening to lounge, concealed entrance to:

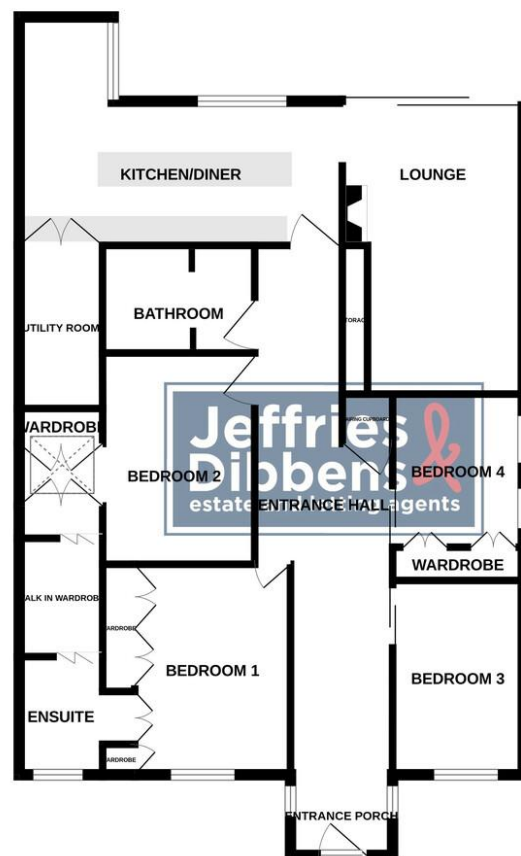
UTILITY ROOM 6' 07" x 6' 07" (2.01m x 2.01m) Heated towel rail, work surface, sink unit with mixer tap, shelving, plumbing for washing machine, space for tumble dryer, fridge freezer, extractor, spot lighting.

LOUNGE 17' 06" x 11' 10" (5.33m x 3.61m) Sliding doors to rear garden, twin floor to ceiling radiators, fire surround and matching storage.

OUTSIDE Front - Mostly laid to stone and providing considerable off road parking, outside tap, outside lighting, gated side access.

REAR GARDEN Landscaped rear garden which is mostly laid to artificial lawn and has an extensive composite decked area with inset lighting, outside lighting, shed, views towards Windmill Hill.

GROUND FLOOR



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.

LOCAL AUTHORITY
East Hampshire District 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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