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## 14 Trafalgar Rise

Clanfield, Waterlooville, P08 0PN

Guide price £435,000



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Situated in a highly sought-after cul-de-sac in Clanfield, this beautifully presented three-bedroom end-of-terrace home offers an excellent blend of modern living and practical design, making it an ideal choice for first-time buyers and growing families alike.

From the outset, the property impresses with generous off-road parking for up to four vehicles, along with additional visitor spaces nearby. A garage provides further storage and benefits from an electric roller door, and is currently utilised as a versatile utility and gym space, offering excellent flexibility. The attractive frontage and end-of-terrace position also provide enhanced privacy and a greater sense of space compared to similar homes.

Internally, the property has been thoughtfully designed to a high standard throughout. The ground floor features a desirable open-plan layout, seamlessly combining the kitchen, dining, and living areas into one versatile and sociable space. The contemporary kitchen is fitted with sleek units, quality finishes, and a range of integrated appliances including a fridge freezer, wine fridge, microwave, dishwasher, and induction hob, offering both style and functionality, while the adjoining dining and living areas provide ample space for everyday living and entertaining. A convenient downstairs W/C adds further practicality to the ground floor.

Bi-fold doors extend across the rear of the property, flooding the space with natural light and creating a seamless transition between indoor and outdoor living. These open directly onto the rear garden, making it ideal for summer gatherings and relaxed family time.

The garden is predominantly laid to lawn, providing a safe and spacious area for children or pets. Steps lead

up to an elevated patio area, creating a defined space for outdoor dining and entertaining, while a separate decked seating area offers an additional spot to relax in the warmer months.

The home also benefits from underfloor heating throughout the ground floor and in all bathrooms, adding a touch of luxury and comfort.

Upstairs, there are three well-proportioned bedrooms. The generous principal bedroom features a stylish four-piece en-suite, complete with a freestanding bath, separate shower, wash basin, and W/C, creating a private and relaxing retreat. The second and third bedrooms both benefit from built-in wardrobes, providing excellent storage solutions. These rooms are served by a modern four-piece family bathroom, finished to a high standard and offering both a bath and separate shower.

The property is presented in a modern, neutral décor throughout, allowing buyers to move straight in while still offering scope to personalise.

Located in a quiet cul-de-sac, the home enjoys a peaceful setting while remaining conveniently close to local amenities, well-regarded schools, and transport links.

Overall, this is a fantastic opportunity to acquire a stylish, well-maintained home in a desirable location. With spacious open-plan living, high-quality finishes, underfloor heating, excellent parking, a versatile garage/utility-gym space, and beautifully presented outdoor areas, this property offers everything needed for comfortable, contemporary living.



## Road Map



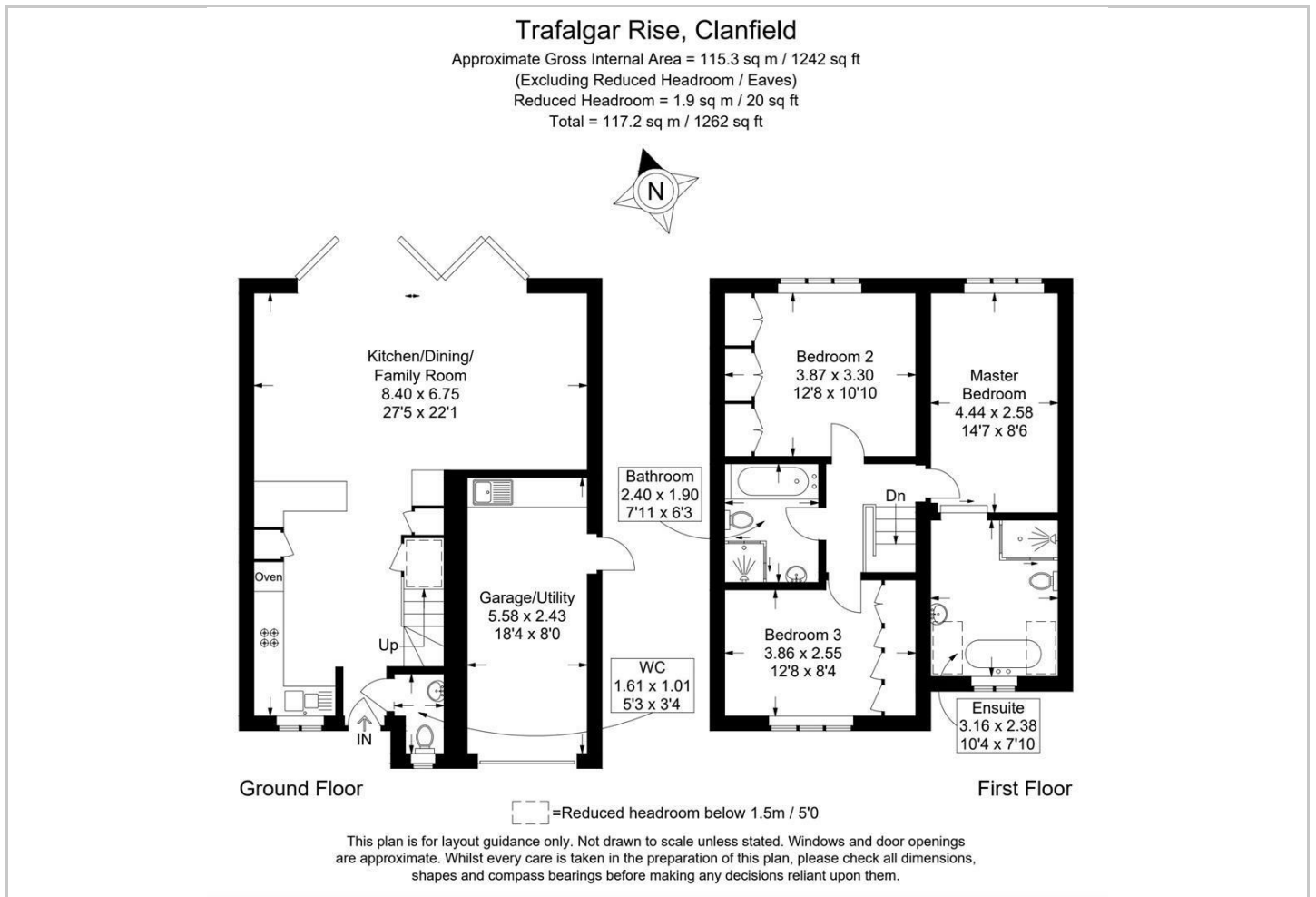
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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