



38 Trafalgar Rise

Clanfield, Waterlooville, PO8 0PN

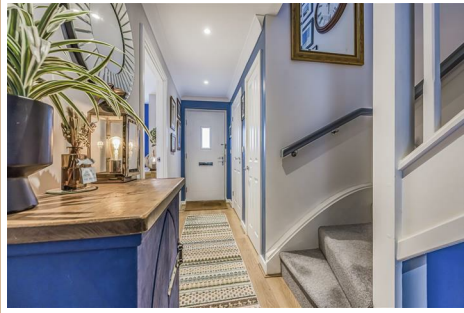
£440,000



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Beautifully presented throughout and tucked away in an exclusive cul-de-sac shared by just three homes, this exceptional three-bedroom detached family home offers the perfect combination of modern style, practical living and a wonderfully peaceful setting. Lovingly cared for by the current owners since it was purchased from new, the property has been impeccably maintained and is ready for its next owners to move straight in and enjoy.

From the moment you arrive, the attractive frontage and generous parking immediately set the tone for what this home has to offer. With a private driveway, two additional allocated parking bays and further space for visitors or larger households, there is parking available for well over five vehicles. The addition of an EV charging point provides a practical and future-proof feature for electric vehicle owners.

Stepping inside, you are welcomed by a bright and inviting entrance hall that creates an immediate sense of space and warmth. Finished in neutral tones and filled with natural light, the hallway provides access to the principal living areas, along with a useful downstairs cloakroom and generous under-stairs storage.

At the front of the property sits the impressive open-plan kitchen and breakfast room, designed with both everyday family life and entertaining in mind. The contemporary kitchen offers an excellent range of fitted units, generous worktop space and integrated appliances, making it both stylish and highly functional. The dining area enjoys plenty of natural light from the front-facing window and offers ample space for a family dining table, creating a sociable hub

where everyone can gather. A convenient side door also provides direct access to the garden, ideal for summer barbecues or bringing shopping straight into the kitchen.

Stretching across the rear of the property, the spacious living room provides a wonderfully relaxing space to unwind. Beautifully presented and perfectly proportioned, it enjoys views over the garden through elegant French doors that flood the room with natural light. During the warmer months, simply open the doors to create a seamless connection between the indoor and outdoor living spaces, making this a fantastic room for entertaining family and friends or simply enjoying peaceful evenings overlooking the garden.

Upstairs, the sense of space continues with a generous landing leading to all three bedrooms. The principal bedroom is an impressive retreat, offering excellent proportions alongside built-in wardrobes that provide superb storage. Completing the suite is a modern en-suite shower room, finished to a high standard with contemporary fittings and creating a luxurious private space for the homeowners.

The second bedroom is another generous double, while the third bedroom makes an ideal child's room, guest bedroom or home office depending on your needs. Both rooms enjoy pleasant views across the beautifully maintained rear garden, creating a peaceful outlook that enhances the home's tranquil feel. Serving these bedrooms is a stylish family bathroom, beautifully finished with modern fixtures and fittings and maintained to the same exceptional standard found throughout the property.

Tel: 02394 217317

Outside, the rear garden has been thoughtfully designed to provide a variety of spaces to relax and entertain. A generous patio offers the perfect setting for outdoor dining and summer barbecues, while the well-kept lawn provides space for children to play or keen gardeners to enjoy. A raised decked seating area creates an additional sun trap, ideal for enjoying your morning coffee, relaxing with a book or unwinding with an evening drink as the sun goes down. The garden offers an excellent balance of low maintenance and attractive landscaping, making it a wonderful extension of the home.

This fantastic property enjoys an enviable position within a quiet cul-de-sac occupied by just three homes, offering a real sense of privacy and exclusivity rarely found on modern developments. The peaceful setting, combined with the immaculate presentation and generous parking, makes this an ideal purchase for growing families, professional couples or those simply looking for a home that requires absolutely no work.

Located in the highly desirable village of Clanfield, the property benefits from an excellent balance of countryside surroundings and everyday convenience. Surrounded on three sides by beautiful open

countryside and close to the stunning Queen Elizabeth Country Park, there are endless opportunities for walking, cycling and outdoor recreation right on the doorstep. The village itself offers an excellent range of amenities including supermarkets, independent shops, a butcher, greengrocer, cafés, takeaways, wine bar, opticians, hairdressers and convenience stores, ensuring everything you need is within easy reach. Families are particularly well served by the highly regarded Petersgate Infant School and Clanfield Junior School, while excellent transport links provide quick access to the A3, making commuting to Portsmouth, Petersfield, Guildford and London straightforward. Regular bus services also connect the village with nearby towns and the vibrant waterfront destination of Gunwharf Quays.

Homes presented to this standard, in such an exclusive position and with parking of this scale, rarely remain available for long. Early viewing is highly recommended to fully appreciate everything this outstanding family home has to offer.



Road Map



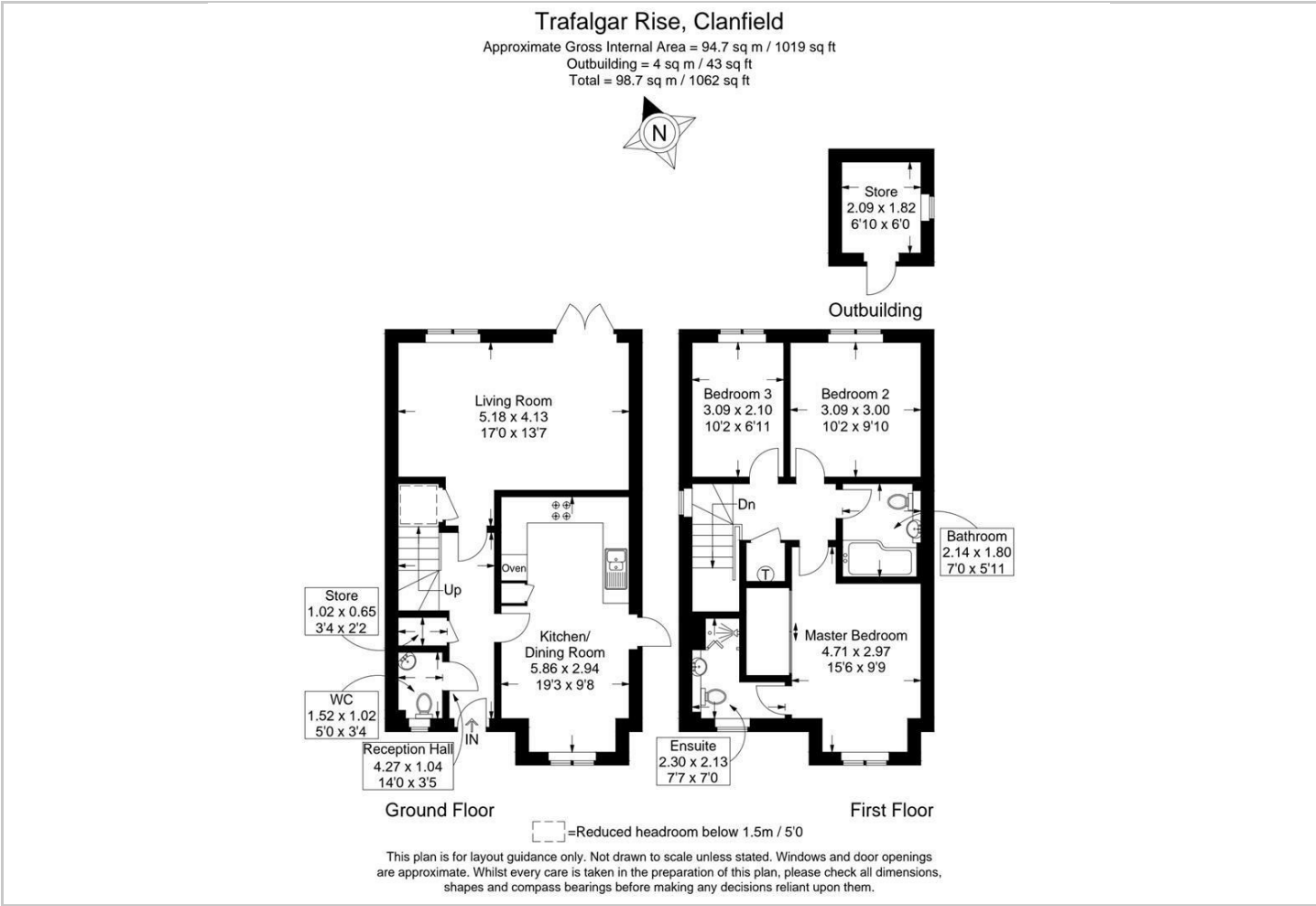
Hybrid Map



Terrain Map



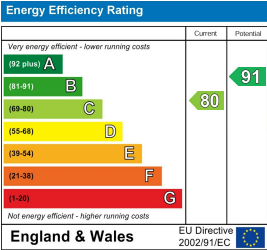
Floor Plan



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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