





# 13 Peakfield

Waterlooville, PO7 6YP

- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- WESTERLY ASPECT GARDEN
- ENSUITE TO MASTER
- CONSERVATORY
- GARAGE AND PARKING
- CUL DE SAC LOCATION

Set within a quiet cul de sac in the heart of Denmead village is this imposing detached family home. Offering Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room and Cloakroom to the ground floor.

The first floor features five Bedrooms with Ensuite to Master and family Bathroom. Externally the mature South/Westerly facing rear garden is ideal for catching the sun throughout the day whilst the Garage and Parking for two cars is an added essential.

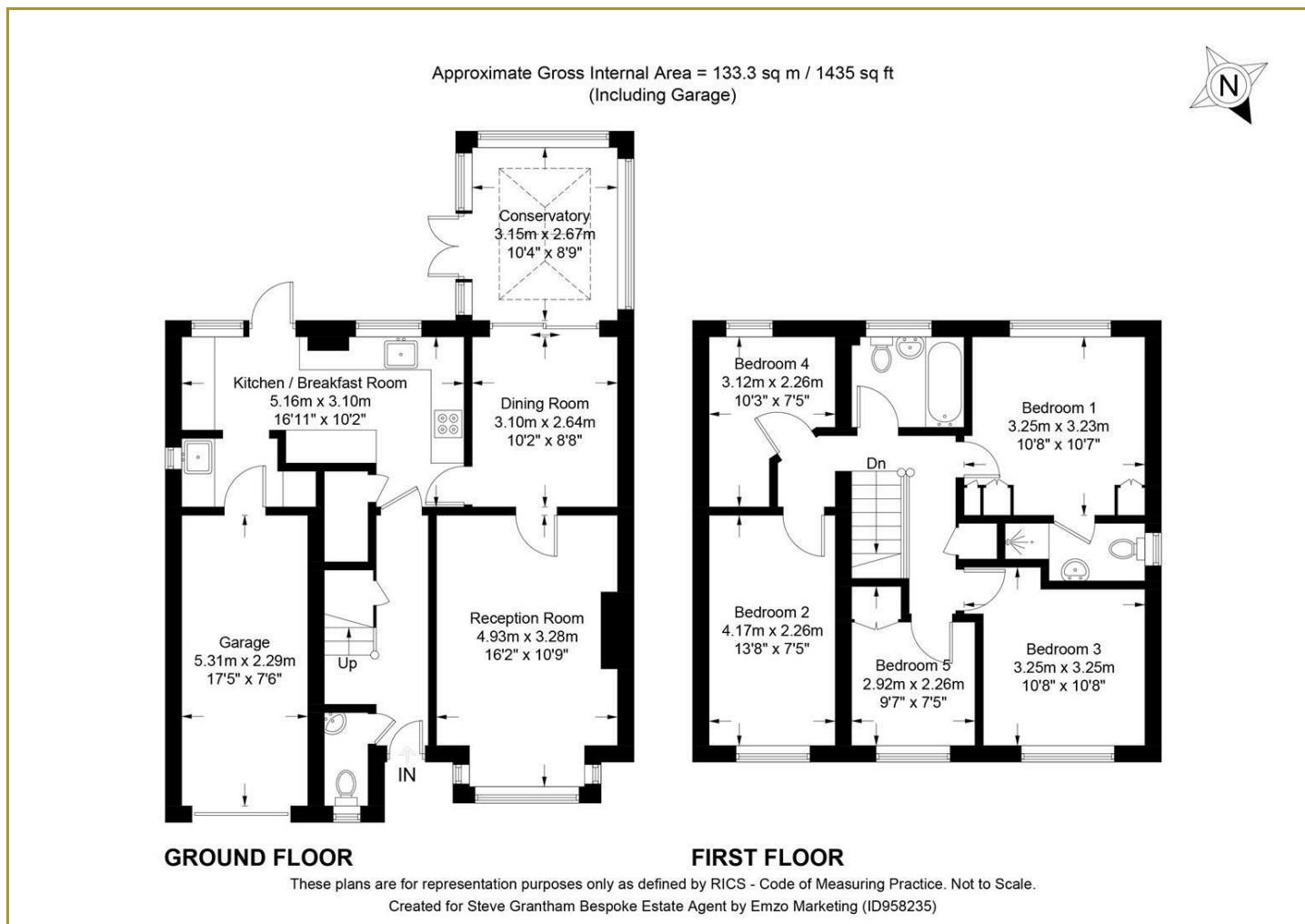


Presented internally both neutrally and to a high standard, this home was extended circa 2001 above and behind the Garage, providing both additional Bedrooms and Kitchen space from its original footprint. Upon entering the ground floor hallway provides access to a Cloakroom and doors to all principle rooms; the current owner has recently replaced all principle ground floor rooms with high quality Karndean flooring. With bay window to the front aspect, the Lounge is light, airy, spacious; with a gas fire and double doors leading through to the formal Dining Room. The Dining Room has sliding doors to the Conservatory and a convenient courtesy door to the Kitchen/Breakfast room. Part brick built with underfloor heating, double doors to the rear Garden, made to measure blinds and ceiling fan, the Conservatory can be used as another room all year round. The Kitchen/Breakfast room is complete with spaces for all essential appliances, access to Utility room and a UPVC Stable Door providing access to the rear Garden. With a courtesy door to the Garage, the Utility room houses the boiler and spaces for both Washing machine and Tumble Dryer with additional storage. Once on the first floor you're greeted with five Bedrooms and family Bathroom; three bedrooms are good size doubles and two generous single bedrooms; the Master Bedroom has the added bonus of an Ensuite Shower Room. Externally the rear Garden is mainly laid to lawn with mature flower and shrub borders, fishpond and a patio area, ideal for making the most of the sun that you can enjoy it all day in the Garden, which faces in a South/Westerly direction. The front of the property provides access to Garage, via an up and over door, has parking for two cars and a side pedestrian access leading to the rear garden. Set within the village of Denmead, it's easy walking distance to Denmead Park, Village Centre and local Schools. A superb family home, an early viewing is well advised to avoid any later disappointment.

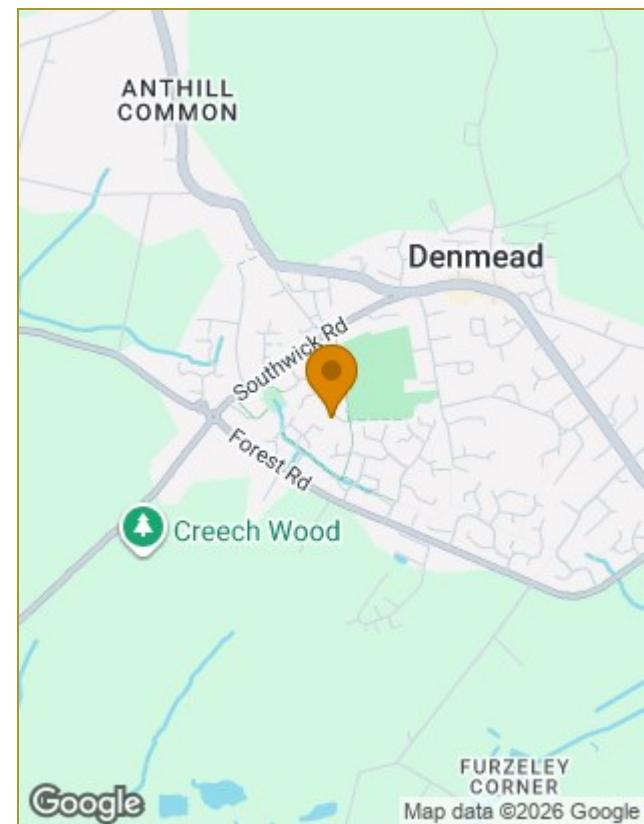




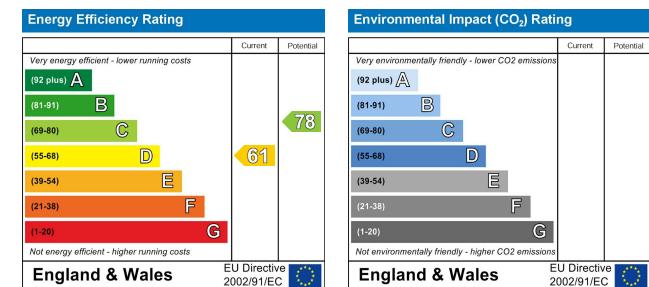
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

