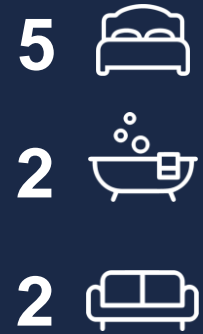




£530,000
Bulls Copse Lane
Lovedean, PO8 9QX

PROPERTY SUMMARY

Located in a highly regarded non estate position in Lovedean, we are delighted to present for sale this deceptively spacious and beautifully presented 4/5 bedroom semi detached bungalow on Bulls Copse Lane. This versatile family home has a good deal if accommodation on offer and internal viewings really are a must. The property boasts 4 bedrooms arranged over 2 floors, 2 bathroom suites, 2 reception rooms, utility room and a stunning open plan kitchen/diner. A particular attraction is the attached salon with additional WC which could be used for a number of other purposes including an annexe, 5th bedroom, family room or home office. There is a wonderful large south facing garden with additional outbuildings and a large front garden and driveway providing considerable off road parking. Popular schools are close at hand as well as convenience stores and protected woodlands. To arrange your viewing contact us as sole agents today!





ENTRANCE HALL Door to side aspect, radiator, spot lighting, storage cupboard, meter cupboard, stairs to first floor, doors to:

BEDROOM 2 12' x 10' 08" (3.66m x 3.25m) Bay window to front aspect, radiator.

BEDROOM 3 11' 11" x 8' 7 max" (3.63m x 2.62m) Window to front aspect, radiator.

BEDROOM 4 9' 11" x 8' (3.02m x 2.44m) Window to side aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, panelled bath, shower cubide, WC, hand wash basin with vanity surround and cupboard under, tiled flooring, part tiled surround, spit lighting.

LOUNGE 14' 10" x 11' 11" (4.52m x 3.63m) Floor to ceiling radiator, chimney (open), open plan to:

KITCHEN/DINER 18' 08" x 14' 10" (5.69m x 4.52m) Window and double doors to rear garden, radiator, air conditioning unit, extensive range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl enamel sink unit and hose style mixer tap, integrated double oven, microwave, hob, extractor and dishwasher, space for fridge freezer, centre island breakfast bar, spot lighting, door to inner hall.

SNUG/RECEPTION ROOM 12' x 9' 11 max" (3.66m x 3.02m) Window to side aspect.

INNER HALL Storage area, stairs down to:

UTILITY ROOM 10' 09" x 5' 03" (3.28m x 1.6m) Door to side entrance, door to rear garden, work surface with cupboards above and below, inset sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, door to:

SALON/BEDROOM 5/HOME OFFICE 12' x 9' 02" (3.66m x 2.79m) Window to rear aspect, radiator, work surface with cupboards under and over, sink unit with mixer tap, spot lighting, door to side entrance, door to:

WC Window to front aspect, heated towel rail, sink unit with cupboard under, WC, spot lighting.

FIRST FLOOR

BEDROOM 1 15' 9 max" x 11' 9 max" (4.8m x 3.58m) Window to rear aspect, radiator, air conditioning unit, storage cupboard, door to:

ENSUITE Heated towel rail, extractor, shower cubide, WC, hand wash basin with vanity surround with drawers under, fully tiled, eaves storage.

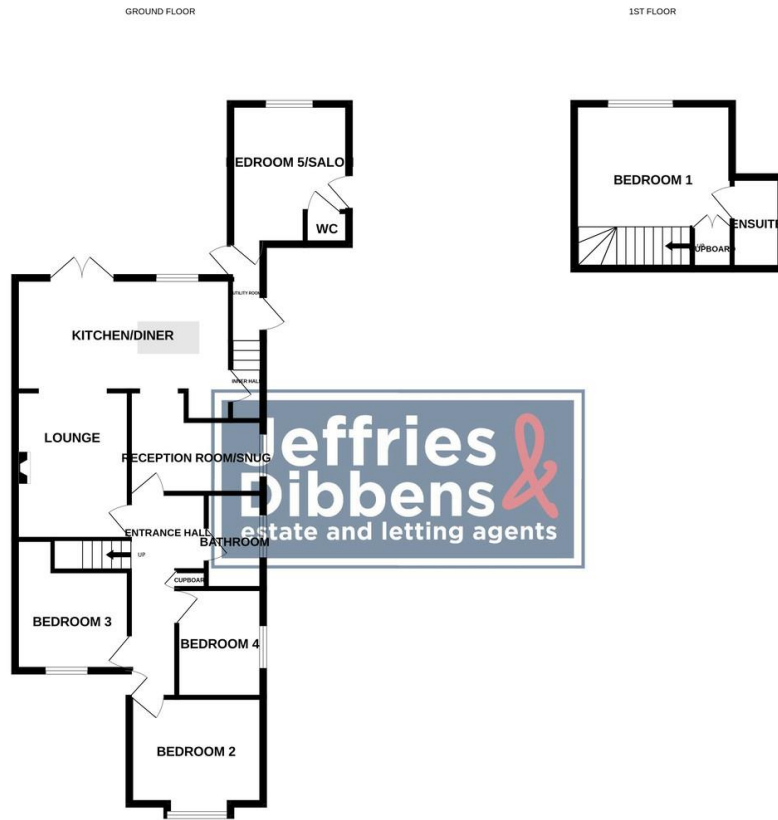
OUTSIDE Front - Large lawned front garden with mature borders, long driveway providing considerable off road parking, outside tap and power points, gated side access to:

REAR GARDEN Large south facing garden which is mostly laid to lawn with various shrubs, trees and borders, large patio area, slate chipping area, outside tap, lighting and power points, rear play area which is laid to stone chippings and artificial lawn and has a wooden storage shed and 2 outbuildings.

OUTBUILDING 1 12' 11" x 11' 04" (3.94m x 3.45m) Double doors to side, light and power.

OUTBUILDING 2 12' 11" x 12' 02" (3.94m x 3.71m) Window and door to front, light and power, outside light.





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. Made with Metrage ©2020

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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