



**£450,000**

**Alameda Way**

Purbrook, PO7 5HA



## PROPERTY SUMMARY

No forward chain. We are delighted to offer for sale this 4 bedroom detached property located in a popular cul-de-sac in Purbrook. This family property offers both spacious and flexible accommodation and internal viewings are essential. The property has 4 well proportioned bedrooms, bathroom suite, a kitchen, dining room, large lounge downstairs W.C and sun room. Externally there is a low maintenance rear garden, off road parking and garage. Another benefit is the proximity of the very popular local schools which are in very easy walking distance. Internal viewings are very strongly advised and can be arranged by contacting us today.





**PORCH** Window to front aspect, door to:

**LOUNGE** 19' 9 Max" x 14' 1 Max" (6.02m x 4.29m) Windows to front and side aspect, radiator, feature fireplace, stairs leading to first floor, door leading to:

**WC** Two rooms, one with wash hand basin and heated towel rail the other with W.C and window to side aspect.

**DINING ROOM** 10' 11" x 9' 9" (3.33m x 2.97m) Radiator, sliding doors leading to sun room.

**KITCHEN** 10' 11 Max" x 9' 5 Max" (3.33m x 2.87m) Window to rear aspect, a range of wall and base units incorporating sink unit, space and plumbing for dish washer, space for fridge/freezer, space for oven with fan over, door leading to:

**SUN ROOM** 21' 10" x 7' 9" (6.65m x 2.36m) Windows to rear and side aspect, space and plumbing for washing machine, two sky lights.

**LANDING** Access to loft, storage cupboard.

**BEDROOM 1** 13' 1 Max" x 10' 3 Min" (3.99m x 3.12m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 2** 12' 8 Max" x 9' 5 Max" (3.86m x 2.87m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 3** 10' 0" x 8' 0" (3.05m x 2.44m) Window to rear aspect, radiator, built in wardrobes.

**BEDROOM 4** 10' 0" x 6' 11" (3.05m x 2.11m) Window to rear aspect, radiator, built in wardrobes.

**BATHROOM** Window to rear aspect, shower cubicle, wash hand basin, W.C, heated towel rail.

## **OUTSIDE**

**REAR GARDEN** Large patio laid area, outside tap, gated side access from either side.

**FRONT GARDEN** Block paved driveway providing off road parking, access to:

**GARAGE** 17' 5" x 8' 0" (5.31m x 2.44m) Up and over garage door, power and light, private door.



