





Built in 2018 by David Wilson Homes, this attractive and well-presented four bedroom detached house is ideally positioned for access to Petersfield town centre and the A3.

The property features a generous entrance hallway with stairs to the first floor and a downstairs cloakroom. To the right is a bright, dual-aspect sitting room with a large bay window. To the left sits a spacious kitchen/dining/family room, designed for modern living, with a glass bay and French doors opening onto the rear garden. The kitchen is fitted with contemporary units, integrated appliances, quartz worktops and a central island with sink. A separate utility room provides additional storage and space for white goods.

Upstairs are four well-proportioned bedrooms. The main bedroom benefits from integrated wardrobes and an en-suite shower room, while the remaining three bedrooms are served by a family bathroom.

The walled rear garden is mainly laid to lawn with a paved seating area and a pathway leading to a gate with access to the driveway and detached garage. Driveway parking is available.



A well-balanced modern family home, presented in excellent order throughout.

Gas central heating

All mains services

Double glazed throughout

Council tax - Band F - £3223 per annum

Viewings through the vendors sole agent, Jacobs & Hunt

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property, we are marketing at Jacobs & Hunt, please make early contact with the office so we are able to verify your buying position. Our sellers expect us to report on a buyer's proceedability when ever we submit an offer.

SOLICITOR

Choosing the right conveyancing solicitor is an important part of the buying process. At Jacobs & Hunt we have trusted solicitors we regularly refer our clients to, so if you'd like a recommendation just have a chat with one of the team and we'll be happy to help!

REMOVALS

At Jacobs & Hunt we want to make your move as stress-free as possible, which is why we can put you in touch with a

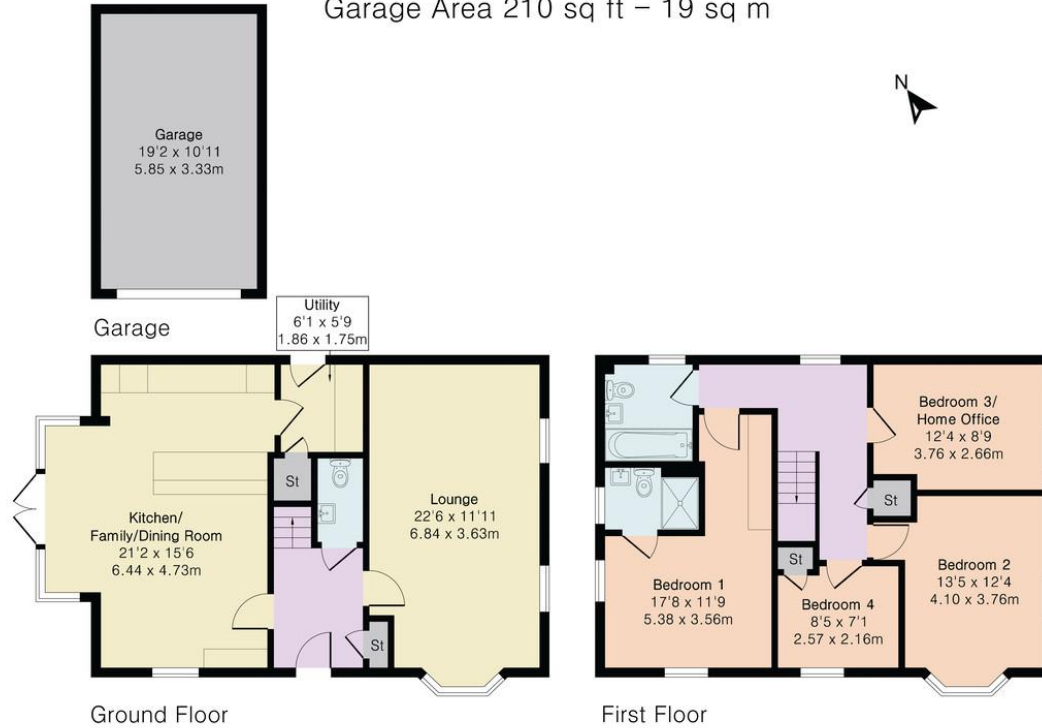


**Approximate Gross Internal Area 1351 sq ft - 126 sq m
(Excluding Garage)**

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 653 sq ft – 61 sq m

Garage Area 210 sq ft – 19 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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

