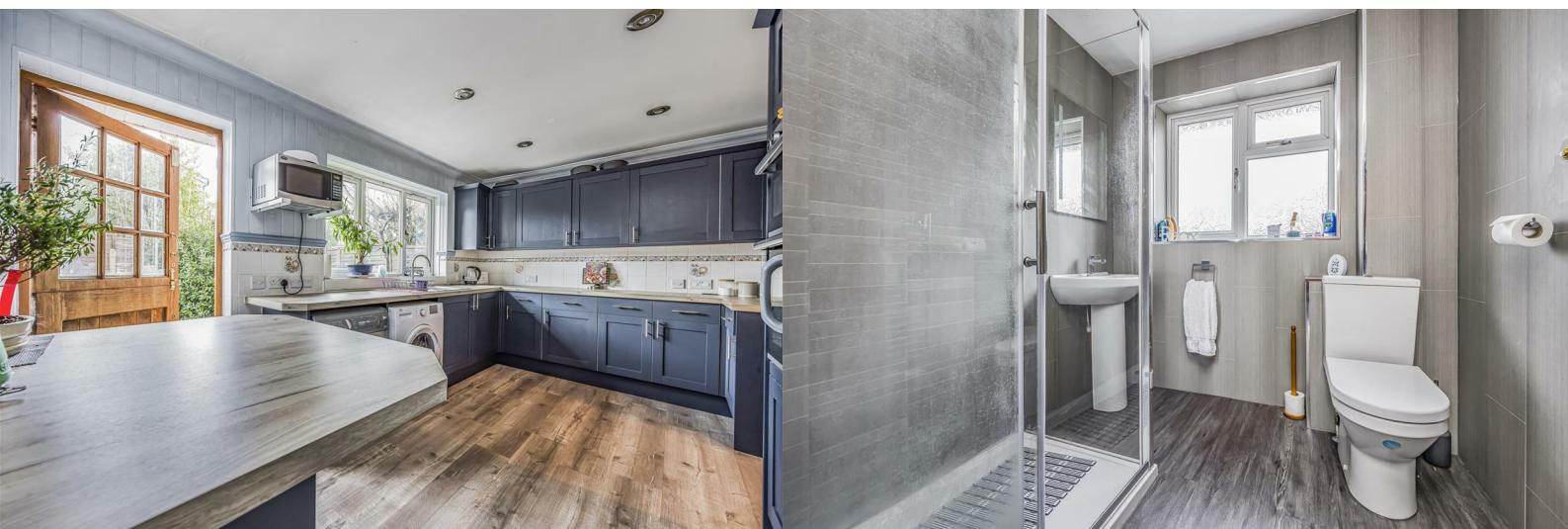




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Waterlooville, PO8 8BB

Offers in the region of £535,000



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Welcome to Park Lane...

Set on one of Waterlooville's most popular residential roads, this four-bedroom detached family home on Park Lane offers generous proportions, a substantial frontage and an enviable location that perfectly suits modern family life. With excellent scope to personalise and add value, this is a property that combines immediate comfort with exciting long-term potential.

The first thing you'll notice is the impressive approach. A large front garden and expansive driveway provide parking for multiple vehicles, ideal for families with several cars or for hosting visitors with ease. The driveway leads to a large double garage, offering excellent storage or potential for conversion, subject to the usual permissions. The sense of space and privacy from the outset immediately sets the tone for what lies beyond.

Stepping inside, you are welcomed by a large and inviting entrance hallway, creating a bright and open first impression and providing access to the main living areas. To the front of the property sits the lounge, a comfortable and airy space that benefits from a south-west facing aspect, allowing natural light to flood in throughout the day. This room is perfect for relaxing evenings or cosy family gatherings, with plenty of flexibility for different furniture layouts.

To the rear, the dining area flows seamlessly into the conservatory, creating an excellent space for entertaining or everyday family meals. The dining area overlooks the garden, while the conservatory offers an additional reception space that can be enjoyed all year round thanks to underfloor heating, keeping it warm and comfortable even during the winter.

months. Patio doors open directly onto the garden, blending indoor and outdoor living during the warmer seasons.

The modernised kitchen is well equipped with an integrated hob and double oven, offering both style and practicality for family cooking. With ample worktop and storage space, this is a functional hub of the home, and a rear door provides convenient access to the garden—ideal for summer barbecues or bringing in muddy boots after a countryside walk.

Completing the ground floor is a downstairs shower room, fully modernised in recent years. Featuring a large shower cubicle and heated towel rail, this contemporary space is ideal for guests, busy mornings, or families with active lifestyles.

Upstairs, the property offers four well-proportioned bedrooms. Two generous double bedrooms benefit from built-in wardrobes, providing excellent storage, while the remaining two smaller doubles are perfect for children's rooms, guest accommodation, or a home office. A full family bathroom serves the first floor, complete with a shower over the bath, catering comfortably to the needs of a growing household.

Outside, the rear garden is a lovely private space designed for both relaxation and practicality. Featuring a combination of patio and decking, it's ideal for outdoor dining, entertaining, or simply enjoying the sunshine. An external tap and socket add further convenience for gardening, outdoor projects or social occasions.

The property also benefits from solar panels, helping

to improve energy efficiency and reduce running costs —an increasingly attractive feature for modern buyers.

Location is a real highlight. Park Lane is a fantastic and well-regarded area, with the Queen's Inclosure, local shops, pub, park and golf club all within walking distance. For commuters, easy access to the A3 ensures smooth links to surrounding towns and cities, making this an excellent base for both work and leisure.

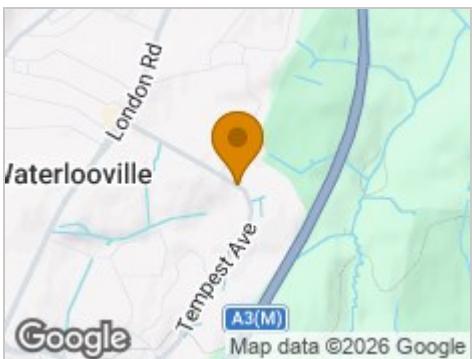
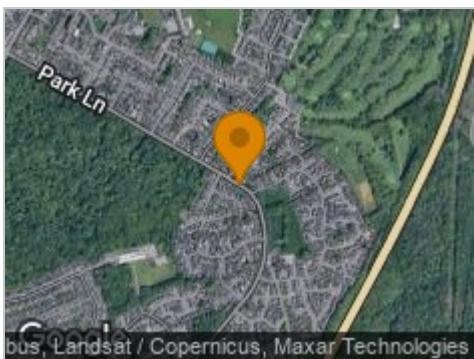
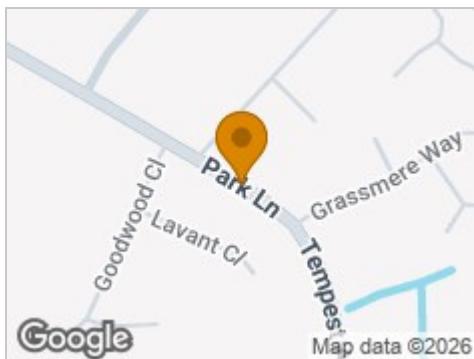
Overall, this is a substantial and versatile family home in a sought-after location, offering space, comfort and the opportunity to truly make it your own. Homes of this size and setting are rarely available for long, making early viewing highly recommended.



Road Map

Hybrid Map

Terrain Map



Floor Plan

Park Lane, Cowplain

Approximate Gross Internal Area = 181.6 sq m / 1955 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 1.5 sq m / 16 sq ft
Total = 183.1 sq m / 1971 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions, reliant upon them.

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

The chart displays a vertical scale for energy efficiency, ranging from 'Very energy efficient - lower running costs' at the top to 'Not energy efficient - higher running costs' at the bottom. The scale is color-coded into six bands: A (green), B (light green), C (yellow-green), D (yellow), E (orange), and F (red). The bands are labeled with their respective energy efficiency ranges and letters. A small icon of a person walking is located in the bottom right corner of the chart area.

Energy Efficiency Rating	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.