





# 35 Derwent Close

Horndean, PO8 0DH

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- 21FT LIVING ROOM
- PRIVATE REAR GARDEN
- NO FORWARD CHAIN
- DRIVEWAY & GARAGE
- TWO BATHROOMS
- CONSERVATORY
- EASY ACCESS TO A3

\*Price Guide £425,000-£435,000\*

Tucked away in a desirable cul-de-sac in Horndean, this well-presented detached home offers over 1,400 sq. ft. of versatile accommodation, a landscaped private garden, and a generous driveway, making it an ideal choice for families.



On arrival, you are welcomed by a spacious entrance hall with stairs to the first floor and doors to all principal rooms. The impressive dual-aspect living room extends to 21ft, offering a bright and airy space for relaxation, and seamlessly connects to the conservatory, which enjoys views across the rear garden. The kitchen is fitted with a range of shaker-style wall and base units, providing excellent storage, and leads into a useful breakfast room. A cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms. Three are doubles, with the principal bedroom benefitting from its own en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a block-paved driveway providing ample off-road parking and access to the garage. The rear garden is both private and thoughtfully landscaped, featuring several seating areas perfect for entertaining or alfresco dining, with the remainder laid to lawn.

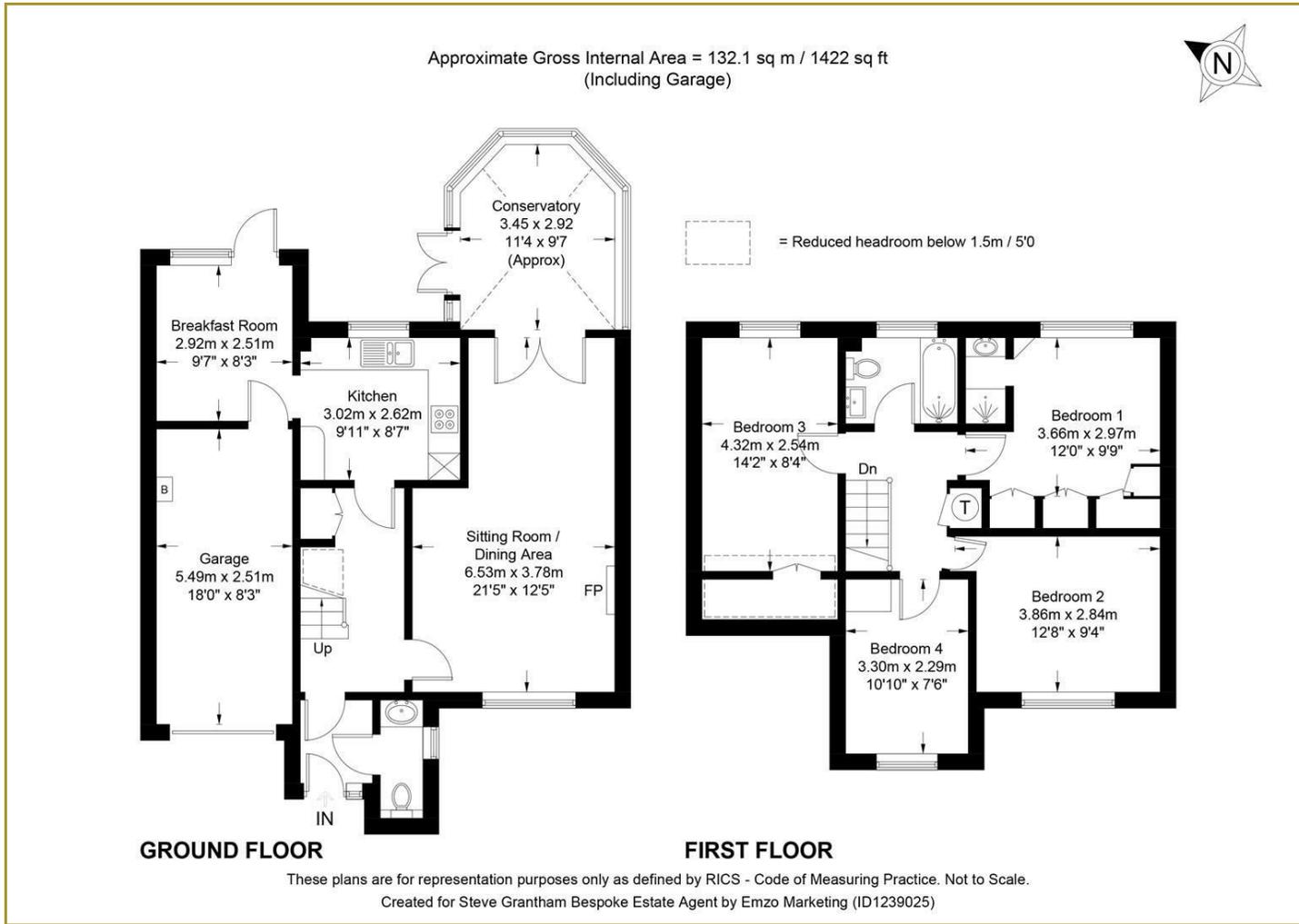
This wonderful home combines space, practicality, and a prime cul-de-sac location, all within easy reach of local schools, transport links, and amenities.



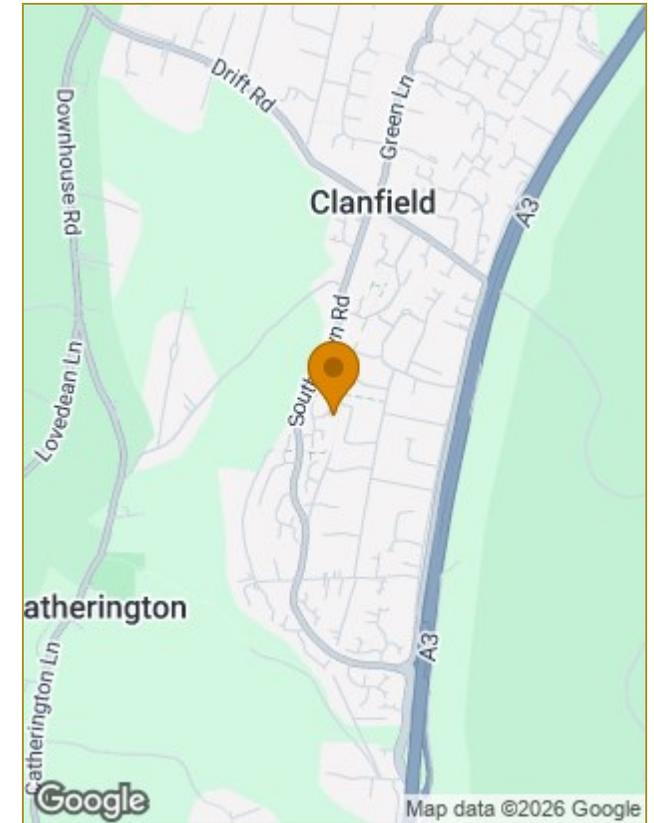




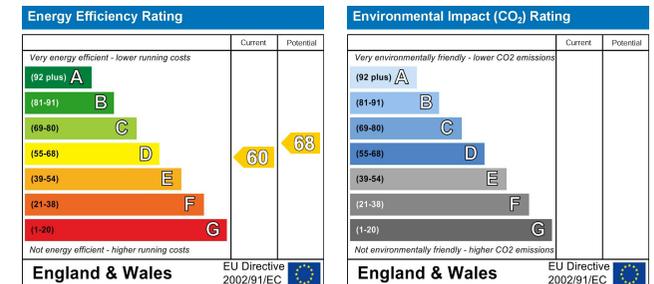
# Floor Plans



# Location Map



# Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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