

PRICE: £330,000



## Marjoram Crescent, Cowplain, Waterlooville, PO8 9BD

**Agents notes:**

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

New detached house built by local developers on the popular 'Hazleton' Estate. Accommodation includes spacious entrance hall, kitchen/dining room, utility room, ground floor cloakroom, lounge with French doors to garden, two double bedrooms, en-suite to master, third bedroom/first floor study.

#### Entrance Hall

Composite front door, stairs to first floor with storage below, obscured double glazed window to side aspect, radiator, smooth ceiling.

#### Cloakroom

White suite comprising low level close coupled WC and sink, heated towel radiator, obscured double glazed window to side aspect, smooth ceiling.

#### Kitchen / Dining Room

Range of wall and base units with work surfaces incorporating stainless steel one and a half bowl sink and drainer with mixer tap, electric double oven, electric hob, extractor canopy and integral dishwasher. Double glazed french doors and double glazed window to front aspect, radiator, consumer unit, combination boiler, smooth ceiling with coving. Specified measurements are maximums.

#### Utility Room

Range of wall and base units incorporating stainless steel sink with mixer tap, space for washing machine and space for fridge/freezer. Obscured double glazed window, extractor fan, smooth ceiling.

#### Lounge

Double glazed french doors to garden, obscured double glazed door to side access path, double glazed window to rear aspect, radiator, smooth ceiling.

#### FIRST FLOOR

#### Landing

Smooth ceiling.

#### Bedroom One

Double glazed window to front aspect, radiator, smooth ceiling. Specified measurements are maximums.

#### En-Suite

White suite comprising shower cubicle, low level close coupled WC and sink with mixer tap. Heated towel radiator, smooth ceiling with light tunnel.

#### Bedroom Two

Double glazed window to front aspect, radiator, smooth ceiling. Some restricted head height.

#### Bedroom Three / Study

Roof window, radiator, smooth ceiling with coving. Some restricted head height. Specified measurements are maximums.

#### Bathroom

White suite comprising panel enclosed bath, shower cubicle, close coupled low level WC and sink with mixer tap, roof window, heated towel radiator, smooth ceiling.

#### OUTSIDE

#### Front:

Brick paved driveway providing off road parking.

#### Rear:

Lawned garden with panel fencing to boundaries. Gated side access.

