



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in the plan. The plan is provided as a guide only and should not be used as a basis for any prospective purchase. The services, systems and goods are shown for information only and no guarantee is given as to their operation or efficiency until they are used.

PRICE: £335,000



Sandyfield Crescent, Waterlooville, PO8 8SQ

NO FORWARD CHAIN is offered with this spacious TWO BEDROM DETACHED BUNGALOW in a popular residential location, close to local amenities. The property benefits from separate Dining Area formerly bedroom three, conservatory at the rear overlooking the garden with utility area, driveway and garage.

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.

Entrance Porch

Double glazed front door and double glazed obscured side panels, internal door leading to:-

Entrance Hall

Coved and textured ceiling, radiator, double storage cupboard housing utility meters with shelving, airing cupboard with shelving and wall mounted Vaillant combination boiler for central heating and domestic hot water.

Lounge

Feature fireplace with floor mounted gas fire with stone surround, with display shelving to either side, complemented with wood mantle, two radiators, glazed windows and door to conservatory, door to kitchen and archway to Dining Area (Formerly bedroom three). Coved and textured ceiling.

Dining Area

Double glazed window to side aspect, radiator, coved and textured ceiling.

Kitchen / Breakfast Room

Matching range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer, two larger style cupboards, two double glazed windows to side and rear aspects, radiator, coved and textured ceiling.

Conservatory

Feature brick base with double glazed windows to side and rear aspects, double glazed French doors to garden, power points, to the side a utility area with work surface housing cupboards below providing space and plumbing for washing machine.

Bedroom One

Double glazed window to front aspect, radiator, coved and textured ceiling.

Bedroom Two

Double glazed window to front aspect, radiator, textured ceiling, newly fitted carpet.

Bathroom

Suite comprising panelled bath with mixer tap and hand held telephone style shower attachment, pedestal hand wash basin, close coupled low level WC, tiled to principle areas, double glazed obscured window to side aspect, coved and textured ceiling, loft access (partly boarded with light switch), chrome ladder style radiator.

OUTSIDE

Front

Mainly laid to lawn with feature dwarf brick wall to the front boundary, as well as panelled fencing in the side boundaries, driveway providing off road parking leading to the detached garage

Garage

Double doors to the front, personal door to the garden, power and lighting.

Rear

Extensive patio area stretching across the full width of the rear with additional patio pathway leading down the side to the bottom of the garden, greenhouse to remain personal door to the garage, panelled fencing serving the side and rear boundaries, the remainder of the rear mainly laid to lawn, outside tap.

