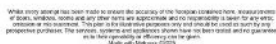


PRICE:£450,000



Whitebeam Close, Horndean, PO8 9HD

NO FORWARD CHAIN is offered with this GREATLY EXTENDED FOUR BEDROOM DETACHED BUNGALOW occupying a corner plot at the end of a cul de sac in Horndean. Accommodation boasting conservatory, ensuite shower room, extensive block paved driveway, generous rear garden and oversized workshop and garage.

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.

To verify flood risk of this property
please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Entrance Porch

Double glazed front door, double glazed Georgian style window to side aspect, smoothed ceiling, laminate wood effect flooring, internal door to entrance hall.

Entrance Hall

Smoothed and coved ceiling with pin spot downlighting, radiator, laminate wood effect flooring, double bi folding doors to lounge.

Lounge

W: 18' 5" x L: 11' 4" (W: 5.61m x L: 3.46m)
(Maximum measurements). Double glazed Georgian style bow window to front aspect, feature fireplace with wood surround, polished stone back and hearth with gas living flame effect fire, radiator, coved and smoothed ceiling.

Kitchen

W: 12' 5" x L: 9' 8" (W: 3.78m x L: 2.95m)
(Maximum measurements). Matching range of wall and base units complemented with work surfaces over, 1½ bowl sink unit, six ring hob with extractor canopy over, eye level double oven, space and plumbing for washing machine, integrated dishwasher and fridge / freezer, boiler housed in cupboard, tiled splashback, laminate wood effect flooring, smoothed and coved ceiling with pin spot downlighting, double glazed double doors to conservatory.

Conservatory

W: 10' 11" x L: 12' 3" (W: 3.33m x L: 3.74m)
Feature brick base, double glazed windows to side and rear aspects, double glazed double doors to rear aspect /garden, double glazed double doors to kitchen, tiled flooring, two radiators, power points and lighting.

Inner Hall

Smoothed ceiling with pin spot downlighting with loft access via pull down ladder, double airing cupboard with shelving and radiator.

Bedroom One

W: 11' 5" x L: 11' (W: 3.48m x L: 3.34m)
(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to rear aspect, radiator, mirror fronted fitted wardrobe cupboards, laminate wood effect flooring, smoothed and coved ceiling.

Bedroom Two

W: 8' x L: 12' 11" (W: 2.44m x L: 3.95m)
(Maximum measurements). Double glazed Georgian style window to front aspect, radiator, coved and smoothed ceiling, storage cupboard housing utility meters and consumer unit.

En Suite Shower

W: 5' 5" x L: 4' 10" (W: 1.65m x L: 1.46m)
Corner shower cubicle with wall mounted shower, pedestal wash hand basin, close coupled low level wc, tiled to principle areas, laminate tiled effect flooring, radiator, textured ceiling with extractor fan.

Bedroom Three

W: 8' 6" x L: 10' 11" (W: 2.59m x L: 3.32m)
(Measurements not including depth of fitted wardrobe cupboard). Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, coved and smoothed ceiling.

Bedroom Four

W: 8' x L: 9' 1" (W: 2.43m x L: 2.76m)
Double glazed window to side aspect, radiator, laminate wood effect flooring, coved and smoothed ceiling.

Shower Room

W: 5' 6" x L: 6' 9" (W: 1.67m x L: 2.06m)
Walk in shower cubicle with overhead shower and hand held shower attachment, wash hand basin and low level wc set in vanity unit, tiled to principle areas, chromium ladder style radiator, laminate wood effect flooring, smoothed ceiling with pin spot downlighting and extractor fan.

OUTSIDE

The frontage boasts extensive block paved driveway creating ample off road parking leading to the workshop. The generous rear garden is mainly laid with lawn, water feature with pergola, three timber garden sheds, outside water tap, external power points, gated access to the front / driveway, up and over door to the workshops.

Workshop One

W: 13' 3" x L: 6' 6" (W: 4.04m x L: 1.98m)
Triple bi folding doors to the front, up and over door to the rear leading into garage, lighting.

Garage

W: 13' 4" x L: 14' 8" (W: 4.06m x L: 4.47m)
Up and over doors to front and rear aspects, double glazed window to side aspect, power and lighting.

