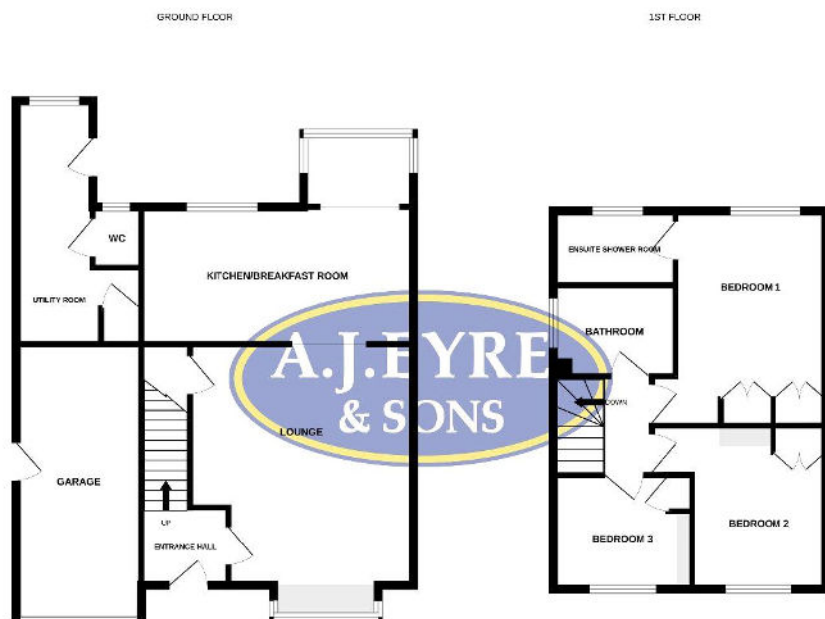


PRICE: £440,000



We have every reason to believe that the information contained in this brochure is correct, but we cannot accept any responsibility for its accuracy. The purchaser is advised to verify the information contained in this brochure by visiting the property and by consulting the relevant authorities. The purchaser is advised to verify the information contained in this brochure by visiting the property and by consulting the relevant authorities. The purchaser is advised to verify the information contained in this brochure by visiting the property and by consulting the relevant authorities.



Dornmere Lane, Waterlooville, PO7 8QH

CUL DE SAC LOCATION is just one of the benefits to complement this EXTENDED THREE BEDROOM DETACHED HOUSE just on the outskirts of Waterlooville. Accommodation boasting lounge, kitchen and extended dining area, separate utility, ground floor cloakroom, ensuite to master, 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.

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

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

Covered Entrance
Double glazed front door.

Entrance Hall
Stairs to the first floor, radiator, coved and textured ceiling, door to lounge.

Lounge
W: 14' 9" x L: 15' 11" (W: 4.49m x L: 4.86m)
Feature fireplace with white wood surround, marble effect back and hearth with gas living flame effect fire (currently not in working order), double glazed bow window to front aspect, radiator, coved and textured ceiling, understairs storage cupboard, archway to kitchen / dining room.

Kitchen / Dining Room
W: 17' 11" x L: 14' 2" (W: 5.46m x L: 4.32m)
(Maximum measurements). Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over, space for undercounter fridge or freezer, space for table and chairs, radiator, tiled to principle areas, two double glazed windows to rear aspect, coved and smoothed ceiling, door to utility room.

Utility Room
W: 4' 9" x L: 16' (W: 1.45m x L: 4.88m)
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for undercounter fridge or freezer, wall mounted boiler for central heating, tiled to principle areas, double glazed window to rear aspect, double glazed door to side aspect and garden, coved and textured ceiling.

Cloakroom
Suite comprising close coupled low level wc, wash hand basin, radiator, double glazed obscured window to rear aspect, tiled to principle areas, coved and textured ceiling.

FIRST FLOOR
Double glazed obscured window to side aspect, access to loft area, coved and textured ceiling.

Bedroom One
W: 9' 11" x L: 14' 5" (W: 3.01m x L: 4.4m)
Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, coved and textured ceiling, door to ensuite.

En Suite Shower
Corner shower cubicle with wall mounted shower and wall mounted seat, close coupled low level wc, wash hand basin set in vanity unit, chromium ladder style radiator, wall mounted light and shaver point, double glazed obscured window to rear aspect.

Bedroom Two
W: 11' 6" x L: 10' 10" (W: 3.51m x L: 3.29m)
(Maximum measurements into door including depth of fitted wardrobe cupboard). Double glazed window to front aspect, radiator, fitted wardrobe cupboard, coved and textured ceiling.

Bedroom Three
W: 8' 10" x L: 7' 4" (W: 2.7m x L: 2.24m)
(Maximum measurements including depth of fitted bedroom furniture). Double glazed window to front aspect, radiator, range of fitted bedroom furniture, coved and textured ceiling.

Bathroom
W: 7' 9" x L: 5' 6" (W: 2.36m x L: 1.69m)
Coloured suite comprising panelled bath with mixer tap and hand held shower attachment, close coupled low level wc, pedestal wash hand basin, tiled to principle areas, radiator, double glazed obscured window to side aspect, textured ceiling.

OUTSIDE
The frontage boasts driveway providing off road parking leading to the garage with the remainder laid with lawn. The rear garden boasts a westerly aspect with patio / seating area adjoining the property and steps leading to the raised lawn. Mature hedgerow and planting complement the side and rear boundaries, outside tap, personal door to the garage, gated access to front / driveway.

Garage
Up and over door to the front, personal door to the side.

