



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of all rooms, including external areas, are given as approximate and no responsibility is taken for any error, omission or misstatement. The plan is for information purposes only and should not be used as a basis for any offer or agreement. The plan is for information purposes only and should not be used as a basis for any offer or agreement. The plan is for information purposes only and should not be used as a basis for any offer or agreement. The plan is for information purposes only and should not be used as a basis for any offer or agreement.

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

70

82

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>

Offers Over £550,000

A.J.EYRE
& SONS



Angelo Close, Waterlooville, PO7 8JS

CUL DE SAC LOCATION, SOUTH / WEST ASEPCT REAR GARDEN and TANDEM GARAGE are just a few of the benefits to complement this EXTENDED FOUR BEDROOM DETACHED HOUSE. Accommodation boasting lounge, dining area, kitchen / breakfast room, utility room, sun lounge, ensuite to master bedroom and driveway.

Entrance
Double glazed front door.

Entrance Hall
Coved and textured ceiling, radiator, internal door to lounge.

Cloakroom
Suite comprising close coupled low level wc, wash hand basin set in vanity unit, feature ½ tongue and groove wall panelling, double glazed obscured lead light effect window to front aspect, coved and textured ceiling, radiator.

Lounge
(Maximum measurements). Feature fireplace with wood surround, polished stone back and hearth with inset gas living flame effect fire, double glazed lead light effect window to front aspect, radiator, stairs to the first floor, archway to dining area, coved and smoothed ceiling with pin spot downlighting.

Dining Area
Coved and smoothed ceiling, radiator, archway to lounge, internal bi folding doors to kitchen / breakfast room.

Kitchen / Breakfast Room
(Maximum measurements). Matching range of wall and base units complemented with polished stone work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, integrated dishwasher, space for 'Range' style cooker (negotiable) with extractor canopy over, integrated fridge, space for table and chairs, coved and smoothed ceiling with pin spot downlighting, double glazed window to rear aspect, double glazed lead light effect window to side aspect, double glazed sliding patio doors to sun lounge.

Utility Room
Matching range of wall and base units complemented with work surfaces over, space and plumbing for washing machine, space for tumble dryer and fridge / freezer, wall mounted boiler, tiled to principle areas, coved and smoothed ceiling, double glazed door to side aspect, radiator, laminate wood effect flooring.

Sun Lounge
(Maximum measurements). Feature brick base with double glazed windows to side and rear aspects, sliding patio doors to garden, radiator, smoothed ceiling with pin spot downlighting and glass lantern, internal door to garage.

FIRST FLOOR
Landing. Double glazed lead light effect window to side aspect, coved and textured ceiling.

Master Bedroom
(Maximum measurements). Two double glazed lead light effect windows to rear aspect, two radiators, coved and smoothed ceiling with pin spot downlighting, door to ensuite.

Ensuite Bathroom
Four piece suite comprising corner panelled bath, separate shower cubicle, close coupled low level wc, wash hand basin set in vanity unit, double glazed obscured lead light effect window to front aspect, smoothed and coved ceiling.

Bedroom Two
(Maximum measurements). Double glazed lead light effect window to front aspect, radiator, coved and textured ceiling, two fitted wardrobe cupboards.

Bedroom Three
(Maximum measurements). Double glazed lead light effect window to side aspect, radiator, coved and textured ceiling.

Bedroom Four
(Maximum measurements). Double glazed lead light effect window to front aspect, radiator, coved and textured ceiling, fitted wardrobe cupboard and over stairs storage cupboard.

Family Bathroom
Four piece suite comprising panelled bath, separate shower cubicle, close coupled low level wc, wash hand basin set in vanity unit, double glazed obscured lead light effect window to side aspect, tiled to principle areas, smoothed and coved ceiling with pin spot downlighting, radiator.

OUTSIDE
The frontage boasts driveway providing off road parking leading to the tandem garage, the remainder of the frontage is laid with lawn and tended shrubs. The rear boasts a south / west aspect with patio / seating area adjoining the property with an additional decked seating area to the rear, the remainder is mainly laid with lawn with tended stocked borders and panelled fencing complementing the side and rear boundaries.

Garage
Electric door to the front, double glazed window to side aspect and personal door to sun lounge, extensive overhead storage, power and lighting.

