



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.

PRICE:£450,000



Dorset Close, Horndean, PO8 9JG

GREATLY EXTENDED and OFFERED WITH NO FORWARD CHAIN.
EXTENDED THREE BEDROOM DETACHED BUNGALOW boasting cul de sac location. Accommodation includes spacious lounge, separate dining room, separate utility room, extensive block paved driveway for ample off road parking leading to the garage.

Agents notes:

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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 and double glazed side panel.

Entrance Hall
Coved and textured ceiling with access to loft area, radiator, double and single fitted storage cupboards.

Inner Hall
Coved and textured ceiling with access to loft area, tiled flooring, doors to kitchen and utility room, airing cupboard housing hot water tank and shelving.

Kitchen
W: 10' 7" x L: 13' 7" (W: 3.22m x L: 4.14m)
Matching range of wall and base units complemented with work surfaces over incorporating double bowl stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over, eye level double oven, space and plumbing for dishwasher, tiled flooring and to principle areas, coved and textured ceiling, double glazed window to rear aspect, double glazed door to side aspect and garden.

Utility Room
W: 5' 4" x L: 6' 2" (W: 1.63m x L: 1.88m)
Work surface with wall mounted cabinets over, wall mounted Glow Worm boiler for central heating, tiled flooring, double glazed obscured window to side aspect, textured ceiling.

Lounge
W: 16' 4" x L: 16' 6" (W: 4.98m x L: 5.03m)
(Maximum measurements). Feature fireplace with brick surround, stone hearth and wood mantle over with floor mounted gas fire, double glazed window to rear aspect, radiator, coved and smoothed ceiling.

Dining Room
W: 10' 1" x L: 13' 5" (W: 3.08m x L: 4.09m)
Double glazed sliding patio doors to rear aspect, radiator, coved and textured ceiling.

Bedroom One
W: 11' 6" x L: 13' 11" (W: 3.5m x L: 4.25m)
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed windows to front and side aspects, coved and textured ceiling, radiator.

Bedroom Two
W: 8' 1" x L: 13' 11" (W: 2.46m x L: 4.25m)
Double glazed window to front aspect, coved and textured ceiling, radiator.

Bedroom Three
W: 10' 3" x L: 12' 7" (W: 3.11m x L: 3.85m)
(Maximum measurements). Double glazed window to side aspect, coved and textured ceiling, radiator.

Bathroom
Four piece suite comprising shower cubicle with wall mounted shower, panelled bath with mixer tap, wash hand basin and low level wc set in vanity unit, double glazed obscured window to front aspect, tiled to principle areas, coved and textured ceiling, radiator.

OUTSIDE

The frontage is predominantly block paved to create extensive off road parking leading to the garage and side access to the rear. The rear garden boasts extensive patio / seating area, tended lawn, two timber garden sheds and greenhouse, panelled fencing serving the side and rear boundaries, gated access to the front and outside tap.

Garage
W: 8' 10" x L: 17' 7" (W: 2.68m x L: 5.36m)
Up and over door to the front, double glazed window and door to rear aspect and garden, lighting and power.

