



OIRO £538,500
Edwards Close
Cowplain, PO8 8RJ

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac and just a short distance from several popular schools, we are delighted to offer for sale this deceptively spacious detached family home in Edwards Close. Boasting 5 double bedrooms over 2 floors and 2 bathroom suites internal viewings are highly recommended. The property has a number of further benefits including 2 large reception rooms, a modern fitted kitchen, utility room and an additional WC. Externally there is a driveway providing off road parking and a pleasant and private rear garden. Edwards Close is situated close to local shops, facilities and amenities as well as the Queens Inclosure woodlands.





ENTRANCE HALL Side aspect double glazed door and window, radiator, feature tiled flooring, stairs to first floor with storage cupboard under, doors to:

WC Side aspect double glazed window, feature tiled flooring, W.C, wash hand basin, tiling to walls, radiator.

LOUNGE 19' 8" x 12' 11" (5.99m x 3.94m) Front aspect double glazed bow window, laminate floor, wall lights, two radiators, spot lights.

DINING ROOM 15' 6" x 10' 11" (4.72m x 3.33m) Rear aspect double glazed picture windows and French doors to garden, radiator, laminate floor, open to:

KITCHEN 15' 6" x 9' (4.72m x 2.74m) Rear aspect double glazed window, radiator, spot lights, range of fitted eye and base level units with work tops over, tiled splash backs, one and a half sink unit with mixer tap, space for range style cooker with extractor hood over, space for fridge/freezer.

UTILITY ROOM (FORMALLY GARAGE) 17' 11" x 7' 10" (5.46m x 2.39m) Front aspect double glazed window, rear aspect double glazed window and door to garden, space for washing machine, spot lights, power.

FIRST FLOOR Landing - Side aspect double glazed window, stairs to second floor, radiator, airing cupboard, doors to:

BEDROOM 1 19' 4" x 13' 10" (5.89m x 4.22m) Two front aspect double glazed windows, laminate floor, two radiators, fitted bedroom furniture including wardrobes and storage.

BEDROOM 2 15' 5" x 10' 11" (4.7m x 3.33m) Rear aspect double glazed window, radiator.

BEDROOM 3 11' 5" x 8' 4" (3.48m x 2.54m) Rear aspect double glazed window, radiator, fitted cupboard.

SHOWER ROOM Side aspect double glazed window, heated towel rail, shower cubicle, W.C, wash hand basin, tiled splash backs, extractor, spot lights, laminate floor.

SECOND FLOOR Landing - Side aspect double glazed window, loft access with pull down ladder to boarded loft space with light, doors to:

BEDROOM 4 19' 9" x 10' 10" (6.02m x 3.3m) Rear aspect double glazed window, radiator, eaves storage cupboards, laminate flooring.

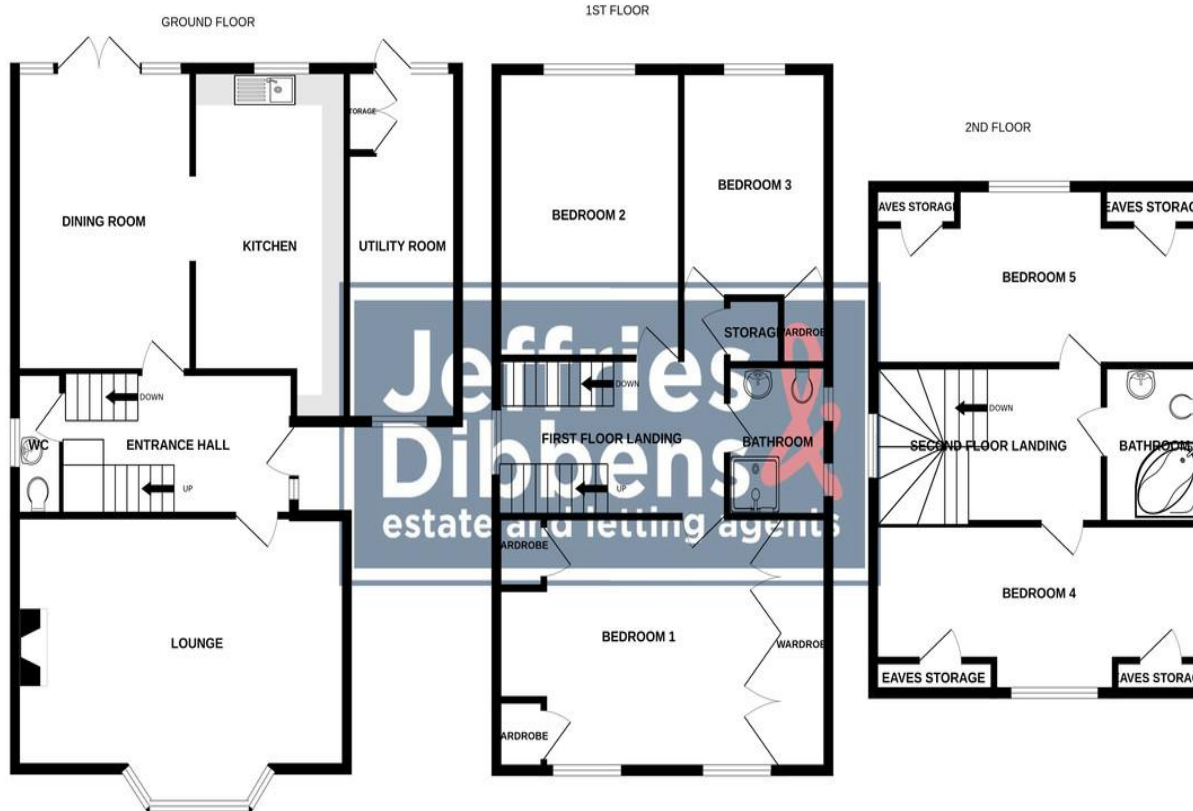
BEDROOM 5 19' 9" x 8' 3" (6.02m x 2.51m) Front aspect double glazed window, radiator, eaves storage cupboards, laminate flooring.

BATHROOM Side aspect double glazed window, radiator, shaver point, W.C, wash hand basin, corner bath, fitted mirror.

OUTSIDE The front garden is laid to lawn with shrub and plant borders, there is side pedestrian access to the rear garden. There is also a block paved driveway which provides parking for multiple vehicles.

REAR GARDEN The rear garden is mainly laid to lawn with a patio area and shrub and plant borders, outside tap and lighting.





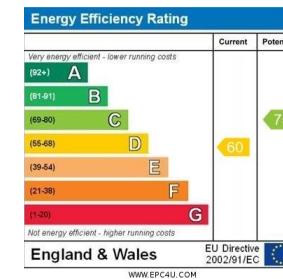
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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