



**£539,000**  
**Charlesworth Drive**  
Waterlooville, PO7 6AX



## PROPERTY SUMMARY

We are delighted to present for sale this deceptively spacious and beautifully presented 4 bedroom detached chalet property located in Waterlooville. This property has undergone significant extending and renovations recently and internal viewings really are essential to fully appreciate all this wonderful property has to offer. The property boasts 4 double bedrooms arranged over 2 floors, 3 bathroom suites, utility room, store room/office, lounge, reception hall and impressive 25 x 22 open plan kitchen/diner. Externally there is a landscaped rear garden with outbuilding and hot tub, as well as off road parking for several vehicles. Early interest in this magnificent property is guaranteed. To arrange your viewing and avoid disappointment contact us as sole agents today!





**ENTRANCE PORCH** Window to front aspect, storage space, Karndean flooring (running through majority of ground floor accommodation), door to:

**RECEPTION HALL** 11' 07" x 8' 09" (3.53m x 2.67m) Window to side aspect, radiator, 2 under stair storage cupboards, spit lighting, stairs to first floor, doors to:

**BEDROOM 3** 13' 01" x 10' 09" (3.99m x 3.28m) Window to front aspect, radiator, spot lighting, built in wardrobe.

**BEDROOM 4** 13' 04" x 7' 11" (4.06m x 2.41m) Window to side aspect, radiator.

**UTILITY ROOM/SHOWER ROOM** Window to side aspect, heated towel rail, hand wash basin, WC, shower cubicle, work surface with plumbing for washing machine and space for tumble dryer under, wall mounted boiler, spot lighting.

**LOUNGE** 14' 06" x 13' 04" (4.42m x 4.06m) Two windows to side aspect, radiator, bi-fold doors to:

**KITCHEN/DINER** 25' 02" x 22' 09" L Shaped." (7.67m x 6.93m) Windows to side and rear aspects, bi-fold doors to rear garden, 2 radiators, extensive range of fitted cupboards, units and work surfaces with inset 'Butler' style sink and mixer tap, space for 'Range' style cooker with extractor over, integrated dishwasher, space for 'American' style fridge freezer, spot lighting.

**FIRST FLOOR** Landing - Window to side aspect, doors to:

**BEDROOM 1** 17' 10 max" x 16' 02 max" (5.44m x 4.93m) Windows to side and rear aspects, built in wardrobes, air conditioning, door to:

**ENSUITE** Window to side aspect, heated towel rail, under floor heating, shower cubicle, WC, hand wash basin, extractor, tile flooring.

**BEDROOM 2** 17' 11 max" x 14' 10 max" (5.46m x 4.52m) Windows to front and side aspects, air conditioning, built in wardrobes.

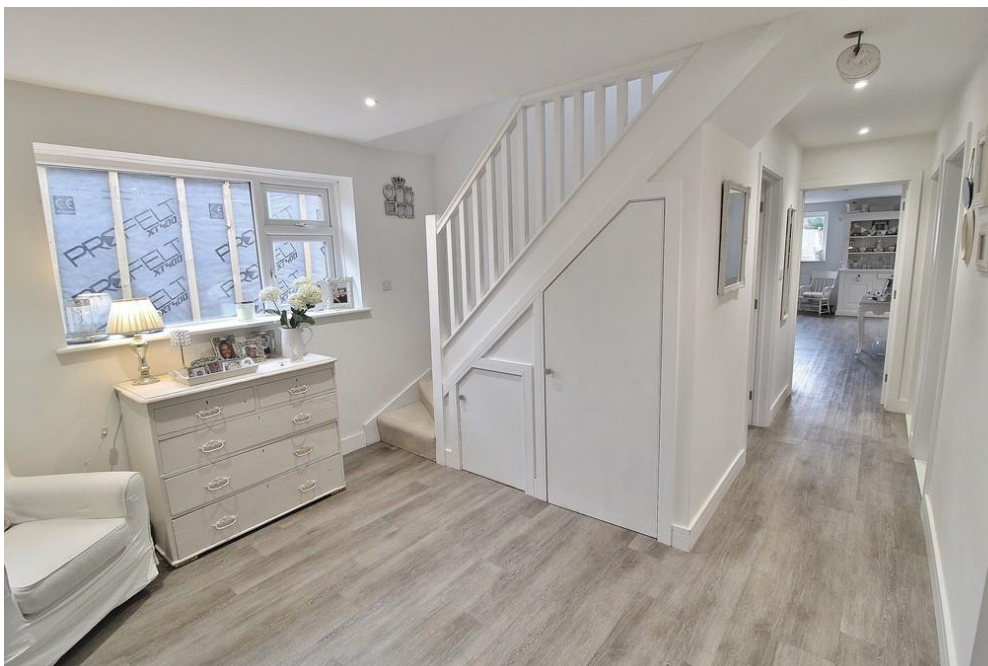
**BATHROOM** 12' 10" x 6' 09" (3.91m x 2.06m) Window to side aspect, radiator, under floor heating, free standing bath, double shower cubicle, hand wash basin, WC, extractor, spot lighting, tiled flooring.

**STORE ROOM/OFFICE** 6' 04" x 5' 11" (1.93m x 1.8m)

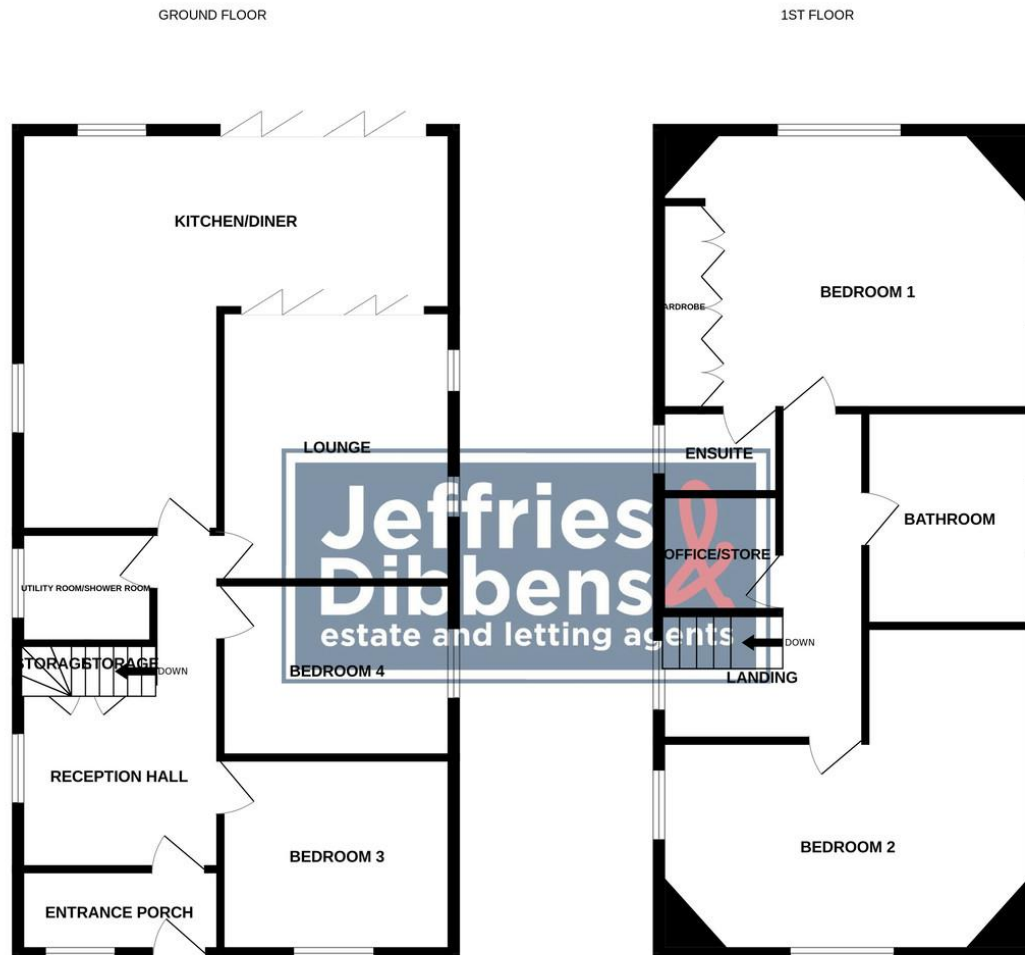
**OUTSIDE** Front - Off road parking for multiple vehicles.

**REAR GARDEN** Landscaped rear garden with artificial lawn area, patio area, 2 decked areas, outside lighting, dual gated side access with storage areas, covered hot tub.

**OUTBUILDING** 16' 11" x 8' 02" (5.16m x 2.49m) Windows to front and side, spot lighting, light and power.





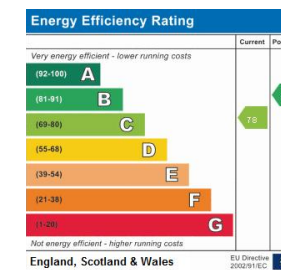


**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



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