



OIRO **£500,000**
Silvester Road
Cowplain, PO8 8TJ

PROPERTY SUMMARY

Individually built and boasting a non estate location we are delighted to offer for sale this modern 4 double bedroom detached bungalow in Silvester Road, Cowplain. Built approximately 5 years ago this beautifully presented property will attract immediate interest and internal viewings are very strongly recommended. The property offers 4 double bedrooms, 2 bathroom suites and a superb lounge/kitchen with fitted appliances and a stunning vaulted ceiling. Externally there is a private south facing garden and a garage with additional driveway parking. Cowplain village centre with its array of shops and facilities is just a short distance away as is the very popular Queens Inclosure woodlands and Waterlooville Golf Club. To arrange your viewing contact us as sole agents today!





ENTRANCE HALL Window and door to front aspect, tinted skylight window, radiator, storage cupboard, access to very large loft which is boarded, lit and insulated, Oak doors to:

BEDROOM 1 15' 05 max" x 14' 05 max" (4.7m x 4.39m) Window to side aspect, windows and double doors to rear garden, radiator, range of fitted Shreiber wardrobes and bedroom furniture, spot lighting, door to:

ENSUITE 6' x 6' (1.83m x 1.83m) Window to side aspect, heated towel rail, shower cubicle, WC, hand wash basin with cupboards under, spot lighting, extractor, fully tiled.

BEDROOM 2 15' 02 max" x 13' 04 max" (4.62m x 4.06m) Windows to front and side aspects, radiator, extensive range of Shreiber fitted wardrobes and bedroom furniture.

BEDROOM 3 13' 2" x 9' 06 into bay" (4.01m x 2.9m) Bay window to front aspect, radiator.

BEDROOM 4 10' 10" x 9' 4" (3.3m x 2.84m) Window to rear aspect, radiator, spot lighting.

BATHROOM 7' 5" x 6' 1" (2.26m x 1.85m) Heated towel rail, extractor, spot lighting, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboard under, spot lighting, fully tiled.

LOUNGE/KITCHEN 28' 4" x 12' 6" (8.64m x 3.81m) Window to side aspect, feature window to rear aspect, window and double doors to rear garden, 4 tinted sky light windows, 2 radiators, spot lighting, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated double oven, ceramic induction hob and extractor, integrated fridge, freezer, washing machine and dishwasher, concealed wall boiler, feature centre island with breakfast bar, LVT flooring in kitchen.

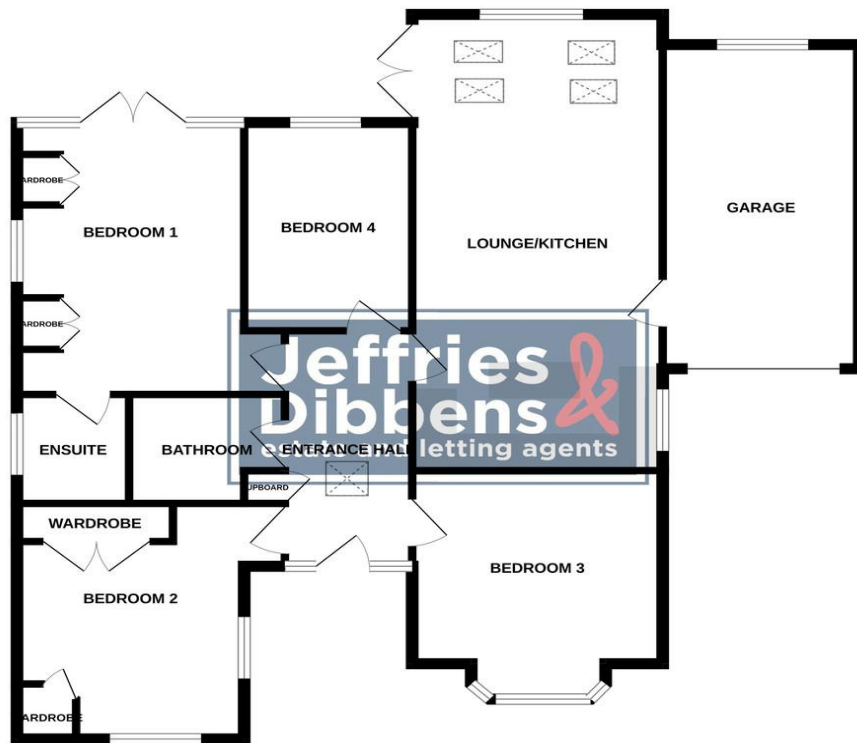
OUTSIDE Front - Accessed via a private block paved driveway with flower borders and providing considerable off road parking, outside lighting, covered entrance, gated side access to rear garden.

REAR GARDEN South facing rear garden which is mostly laid to lawn and private. Patio area, timber shed, outside lighting, flower borders.

GARAGE 18' 02" x 8' 02" (5.54m x 2.49m) Up and over door, light and power, window to rear aspect, personal door to lounge/kitchen. The garage has been double skinned and insulated so can easily be converted into a room if required.

AGENTS NOTE The owner of this property is connected to an employee of Jeffries & Dibbens.

GROUND FLOOR



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.
Made with Metropix 520223

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk