

£612,500

Westland Drive

Waterlooville, PO7 5UG

PROPERTY SUMMARY

Tucked away at the bottom of a quiet cul-de-sac and within walking distance of several popular schools, we are delighted to offer for sale this extremely impressive and spacious 5 bedroom detached house in Westland Drive. This extended family home will attract immediate interest and internal viewings are essential to fully appreciate all this magnificent property has to offer. Internally the property boasts 5 double bedrooms arranged over 2 floors, 3 bathroom suites, 2 large reception rooms, conservatory, additional WC and a large kitchen with separate utility area. Externally there is a beautiful large rear garden and a double garage with double width resin driveway providing considerable off road parking. Property of this quality rarely come to market so to avoid disappointment contact us immediately.





ENTRANCE HALL Radiator, engineered wooden flooring, under stair cupboard, stairs to first floor, doors to:

LOUNGE 17' 02" x 13' 03" (5.23m x 4.04m) Bow window to front aspect, 2 floor to ceiling radiators, matching engineered flooring.

WC Window to side aspect, radiator, WC, hand wash basin with cupboard under, extractor, matching flooring.

DINING ROOM 11' 06" x 11' 02" (3.51m x 3.4m) Radiator, matching flooring, archway to:

CONSERVATORY 11' 10" x 11' 02" (3.61m x 3.4m) Double glazed windows to all sides, double doors to garden, radiator, light and power.

KITCHEN 13' 09" x 11' (4.19m x 3.35m) Window to rear aspect, floor to ceiling radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap over, space for 'Range' style cooker with extractor over, plumbing for dishwasher, space for fridge freezer, tiled flooring, open to:

UTILITY AREA 6' 11" x 5' 09" (2.11m x 1.75m) Window and door to side, range of cupboards, units and work surfaces, sink unit, plumbing for washing machine, space for tumble dryer.

FIRST FLOOR Landing - Window to side, large walk in cupboard housing boiler, stairs to second floor, doors to:

BEDROOM 1 16' 07" x 13' 03" (5.05m x 4.04m) Bow window to front aspect, radiator, extensive range of built in wardrobes, spot lighting, sliding glass door to:

ENSUITE 6' 05" x 5' 09" (1.96m x 1.75m) Window to side aspect, heated towel rail, shower cubicle, hand wash basin with cupboard under, WC, fully tiled, spot lighting.

BEDROOM 2 13' 10" max x 11' 10" max (4.22m x 3.61m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 3 11' 02" x 11' (3.4m x 3.35m) Window to rear aspect, radiator.

BATHROOM 13' 03" x 7' 08" (4.04m x 2.34m) Window to front aspect, radiator, panelled bath, WC, hand wash basin with cupboard under, shower cubicle.

SECOND FLOOR Landing - Window to side aspect, doors to:

BEDROOM 4 15' x 13' (4.57m x 3.96m) Window to front aspect, 2 windows to side aspect, access to eaves storage.

BEDROOM 5 13' 02" x 10' 09" (4.01m x 3.28m) Windows to side and rear aspects, radiator, access to eaves storage.

SHOWER ROOM Window to rear aspect, shower cubicle, WC, hand wash basin.

OUTSIDE Front - Lawned area, resin pathway, resin driveway leading to:

DOUBLE GARAGE 19' 01" x 16' 10" (5.82m x 5.13m) Twin electric roller doors, light and power, double doors to:

REAR GARDEN Large rear garden which is mostly laid to lawn and has an array of mature flower and shrub borders, raised patio area, further patio area, outside tap, lighting and power point, timber shed, gated side access.





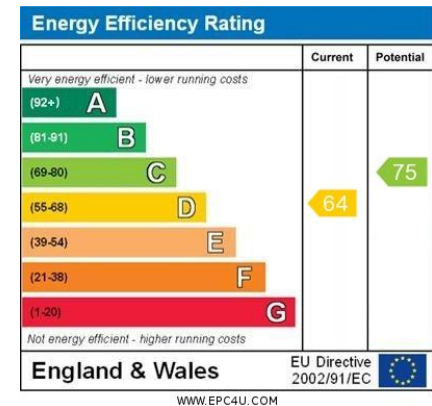
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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