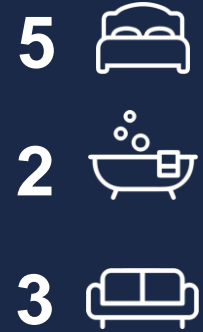




GUIDE PRICE  
**£500,000**  
**Dorrita Avenue**  
Cowplain, PO8 8HU

## PROPERTY SUMMARY

Tucked away in the corner of a quiet cul-de-sac in Cowplain and boasting a very large rear garden ideal for families, we are delighted to offer for sale this superb 5 bedroom semi detached property in Doritta Avenue. The property has been extended and improved considerably and is presented to a very high standard throughout. The property has an enormous number of benefits including a beautiful open plan kitchen/diner with lantern roof and bi-fold doors to the garden, separate lounge, play room/study, utility room, 5 well proportioned bedrooms arranged over 2 floors and 2 bathroom suites. Externally there is a wonderful rear garden and considerable off road parking for multiple vehicles. The property is conveniently located close to local shops, schools and green spaces and internal viewings are strongly advised.





**ENTRANCE HALL** Window and door to front aspect, skylight window, radiator, glass staircase to first floor, storage cupboard, doors to:

**BEDROOM** 10' 1" x 10' (3.07m x 3.05m) Window to front aspect, radiator, door to:

**ENSUITE** Window to side aspect, heated towel rail, WC, shower cubicle, hand wash basin with cupboard under, spot lighting, extractor, full tiled.

**UTILITY ROOM** 9' 06" x 5' 05" (2.9m x 1.65m) Window to side aspect, work surface with plumbing for washing machine and space for tumble dryer, concealed boiler, WC.

**PLAY ROOM/OFFICE** 9' 07" x 9' 01" (2.92m x 2.77m) Radiator, spot lighting.

**LOUNGE** 14' 3" x 9' 10" (4.34m x 3m) Window to front aspect, radiator, media wall.

**KITCHEN/DINER** 35' 7" x 23 max' (10.85m x 7.01m) Window to rear aspect, 2 windows to rear, bi-fold doors to rear garden, twin lantern roofs, 2 floor to ceiling radiators, matching range of cupboards, units and work surfaces with feature centre island and breakfast bar, built in double oven, hob and 5 ring gas hob and extractor, integrated fridge and freezer, dishwasher, spot lighting, media wall.

**FIRST FLOOR** Landing - Doors to:

**BEDROOM 2** 13' x 9' 8" (3.96m x 2.95m) Window to rear aspect, radiator.

**BEDROOM 3** 13' 3" x 9' 7" (4.04m x 2.92m) Window to front aspect, radiator.

**BEDROOM 4** 13' 6" x 9' 8" (4.11m x 2.95m) Window to rear aspect, radiator.

**BEDROOM 5** 10' 8 max" x 9 max' (3.25m x 2.74m) Window to front aspect, radiator.

**BATHROOM** 7' 10" x 6' 5" (2.39m x 1.96m) Window to side aspect, heated towel rail, panelled bath, hand wash basin with drawers under, WC, spot lighting.

**OUTSIDE** Front - Off road parking for multiple vehicles, gated side access to:

**REAR GARDEN** Very large rear garden which is mostly laid to lawn and has an extensive patio area which continues round the side and into the BBQ/entertaining area, outside lighting and tap, paly area with artificial grass, part finished outbuilding.





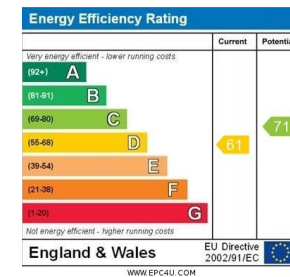
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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