



£550,000

120 Anmore Road

Denmead, PO7 6NZ

PROPERTY SUMMARY

Boasting a semi rural location in the highly regarded village of Denmead, we are delighted to offer for sale this beautifully presented and individually built 4 double bedroom detached house in Anmore Road. This property has undergone significant improvement by the current owners and internal viewings are very strongly recommended. The property boasts 4 first floor double bedrooms with en-suite facilities to the master bedroom, modern bathroom suite, large lounge diner, downstairs WC, utility room and a superb open plan fitted kitchen with built in appliances. Externally there is considerable off road parking and a lovely landscaped rear garden. Early interest is expected in this wonderful family home so to avoid disappointment contact us today to arrange your viewing!





ENTRANCE HALL Window and door to side aspect, radiator, engineered Oak flooring, stairs to first floor, doors to:

LOUNGE/DINER 19' 01 max" x 18' 03 max" (5.82m x 5.56m) Bay window to front aspect, further windows to front and side aspects, 2 radiators, feature wall.

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

KITCHEN/DINER 22' 01 max" x 15' 10 max" (6.73m x 4.83m) Bi fold doors to rear garden, radiator, range of fitted cupboards, units and work surfaces with inset double 'Butlers' style sink and mixer tap, ceramic induction hob with extractor over, integrated double oven, fridge freezer and dishwasher, centre island breakfast bar, spot lighting, built in speakers, under unit lighting, door to:

UTILITY ROOM 8' 07" x 5' 03" (2.62m x 1.6m) Radiator, extractor, range of matching cupboards, units and work surfaces with inset 'Butler' style sink and mixer tap, plumbing for washing machine, space for tumble dryer, concealed wall mounted boiler.

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

BEDROOM 1 15' 04 max" x 12' 09" (4.67m x 3.89m) Window to rear aspect, radiator, recess and hanging space/wardrobes, door to:

ENSUITE Heated towel rail, extractor, shower cubicle, hand wash basin and WC with vanity surround and cupboard under, majority tiled, tiled flooring.

BEDROOM 2 13' 10" x 9' 10" (4.22m x 3m) Window to front aspect, radiator.

BEDROOM 3 15' 06" x 10' 03 max" (4.72m x 3.12m) Window to rear aspect, radiator.

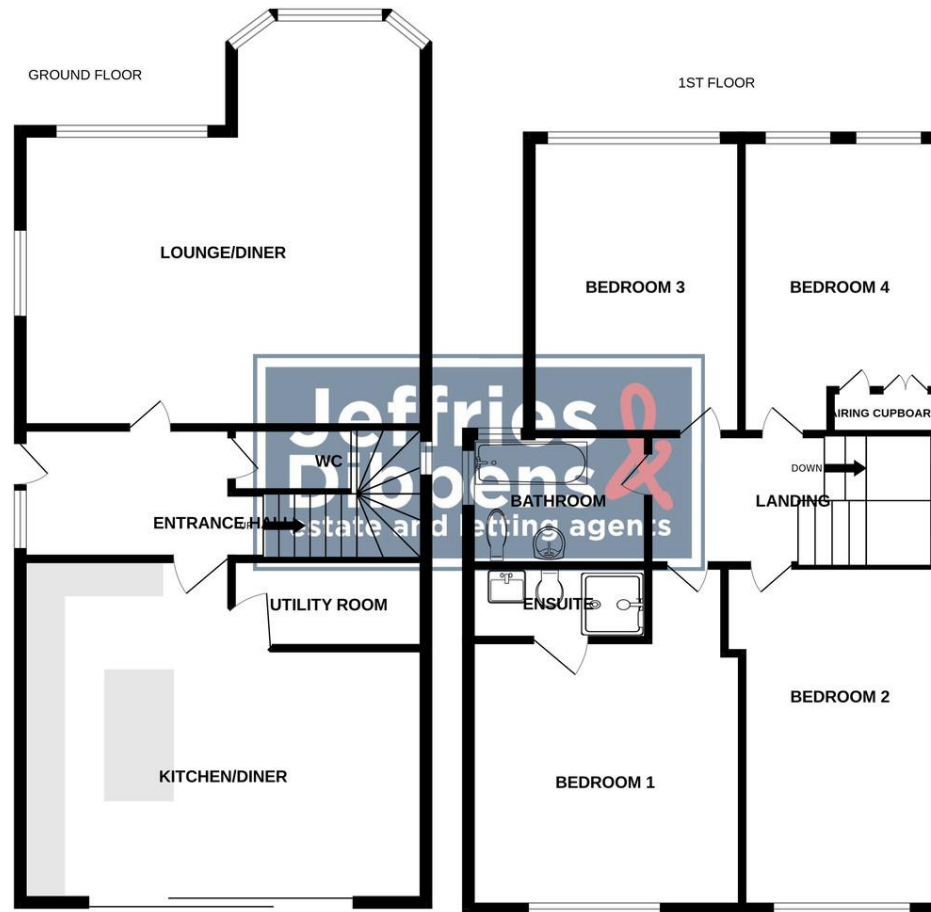
BEDROOM 4 13' 08 max" x 8' 11" (4.17m x 2.72m) Two windows to front aspect, radiator, airing cupboard, access to loft.

BATHROOM 8' 03" x 6' 07" (2.51m x 2.01m) Windows to front and side aspects, heated towel rail, panelled bath, WC, hand wash basin with cupboard under, part tiled.

OUTSIDE Front - Block paved providing considerable off road parking, side access to:

REAR GARDEN Landscaped rear garden with lawned area and raised composite decked area, rear patio area, shed, railway sleeper borders with flower beds, outside tap and lighting, gated side access.





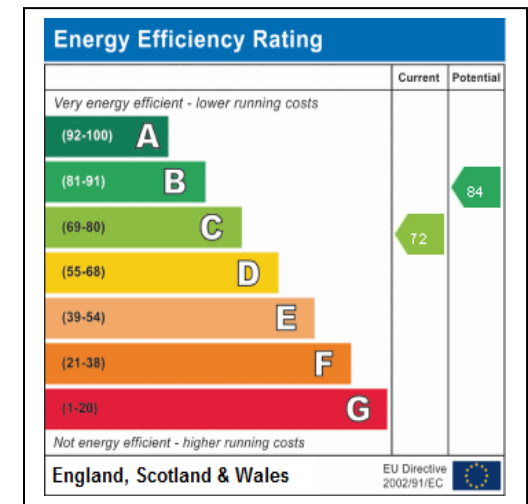
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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