



£535,000
Cherry Tree Avenue
Cowplain, PO8 8BA

PROPERTY SUMMARY

WOW! Stunning 4 bedroom detached family home that has been completely renovated and improved by the current owners. The property is within walking distance of popular schools, protected woodlands, green spaces and a golf club and internal viewings are essential to fully appreciate all this magnificent home has to offer. The property has 4 bedrooms with potential for a 5th, 3 bathroom suites, 2 reception rooms and a fabulous open plan kitchen/diner. Externally there is off road parking and a well maintained rear garden with summer house. Early interest is expected so to avoid disappointment contact us as sole agents today!





ENTRANCE HALL Floor to ceiling radiator, tiled flooring with under floor heating, spot lighting, doors to:

BEDROOM 4 10' x 9' 02" (3.05m x 2.79m) Window to front aspect, radiator, storage unit, spot lighting.

BATHROOM 6' 05" x 5' 06" (1.96m x 1.68m) Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboard under, fully tiled, spot lighting, under floor heating.

KITCHEN 17' 05" x 8' 05" (5.31m x 2.57m) Window to side aspect, under floor heating, extensive range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with 'hose' style mixer tap over, built in twin ovens, induction hob and extractor, space for fridge freezer, wine cooler, spot lighting, open to:

DINING ROOM 13' 06" x 7' 08" (4.11m x 2.34m) Full range of windows to rear aspect, door to rear garden, floor to ceiling radiator, work surfaces and cupboards with plumbing for washing machine and dishwasher, spot lighting, open to:

FAMILY ROOM 13' 10" x 11' 02" (4.22m x 3.4m) Window to side aspect, radiator, spot lighting, door to hallway.

LOUNGE 13' 10" max x 11' 02" max (4.22m x 3.4m) Bow window to front aspect, window to side aspect, floor to ceiling radiator, log burner, spot lighting, under stair cupboard and storage, stairs to first floor.

FIRST FLOOR Landing - Access to loft which is fully boarded with pull down ladder and lighting, doors to:

BEDROOM 1 19' 04" max x 12' max 09" (5.89m x 3.89m) Twin windows to rear aspect, twin radiators, built in wardrobes, door to ensuite. (this room has the potential to be split into 2 rooms)

ENSUITE Heated towel rail, extractor, double shower, hand wash basin and WC with vanity surround and cupboard under, spot lighting.

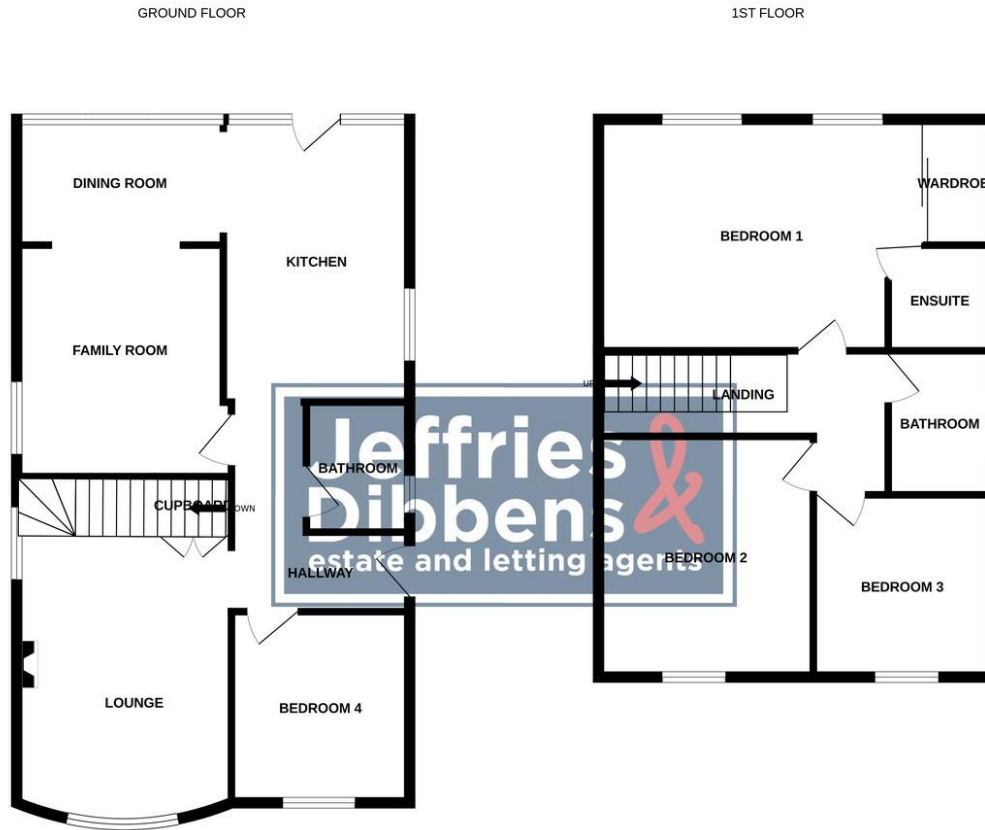
BEDROOM 2 13' 01" x 9' 03" (3.99m x 2.82m) Window to front aspect, radiator, spot lighting.

BEDROOM 3 11' 09" x 8' 03" (3.58m x 2.51m) Window to front aspect, radiator, spot lighting.

BATHROOM 8' 06" x 7' 03" (2.59m x 2.21m) Window to side aspect, heated towel rail, panelled bath with electric shower over, hand wash basin and WC with vanity surround and extensive range of cupboards, units and drawers below, spot lighting, extractor.

OUTSIDE Front - Block paved driveway providing off road parking, side storage area, gated side access leading to:

REAR GARDEN Well maintained rear garden with lawned area, extensive patio and decked areas, various power points, outside lighting, raised railway sleeper style flower beds, summer house with light and power, shed.



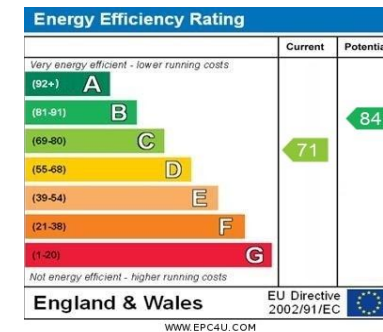
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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