

**£475,000**

**Coronation Road**

Waterlooville, PO7 7FA

## PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented 4 bedroom detached house tucked away in a quiet cul-de-sac in Waterlooville. This property is offered for sale with no forward chain and internal viewings are very strongly advised. The property has a large number of benefits including 2 impressive bathroom suites, 4 well proportioned first floor bedrooms, a stunning open plan kitchen/dining room, large lounge, study/reception, utility room and additional WC. The property also has a modern fitted boiler and elegant shutters to most windows and kitchen double doors. Externally there is parking for several vehicles and a good size well maintained rear garden. Early interest is expected in this fabulous family home and viewings can be arranged by contacting us as sole agents.





**ENTRANCE HALL** Door to side, radiator, storage cupboard, stairs to first floor, doors to:

**WC** Window to side aspect, radiator, WC, hand wash basin, tiled flooring.

**LOUNGE** 15' 06" x 13' 03" (4.72m x 4.04m) Two windows to front aspect, 2 radiators, fire and surround.

**KITCHEN/DINER** 16' 04" max x 16' 03" max (4.98m x 4.95m) Windows to side and rear aspects, door to rear garden, double doors to rear garden, floor to ceiling radiator, extensive range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated double oven, hob, extractor fan, full length fridge, full length freezer, large wine cooler and dishwasher, spot lighting, door to:

**OFFICE/RECEPTION ROOM** 12' 09" x 8' 02" (3.89m x 2.49m) Window to front aspect, radiator, door to:

**UTILITY ROOM** 8' 03" x 5' 07" (2.51m x 1.7m) Window and door to rear garden, radiator, work surface with inset sink unit and mixer tap, cupboards under, plumbing for washing machine, wall mounted boiler (fitted in 2022).

**FIRST FLOOR** Landing - Window to side aspect, airing cupboard, access to loft, spot lighting, doors to:

**BEDROOM 1** 13' 04" x 10' 02" (4.06m x 3.1m) Window to front aspect, radiator, built in wardrobes, door to:

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

**BEDROOM 2** 16' 09" x 8' 03" (5.11m x 2.51m) Window to front aspect, skylight window to rear aspect, radiator, built in storage.

**BEDROOM 3** 10' 01" x 8' 05" (3.07m x 2.57m) Window to rear aspect, radiator.

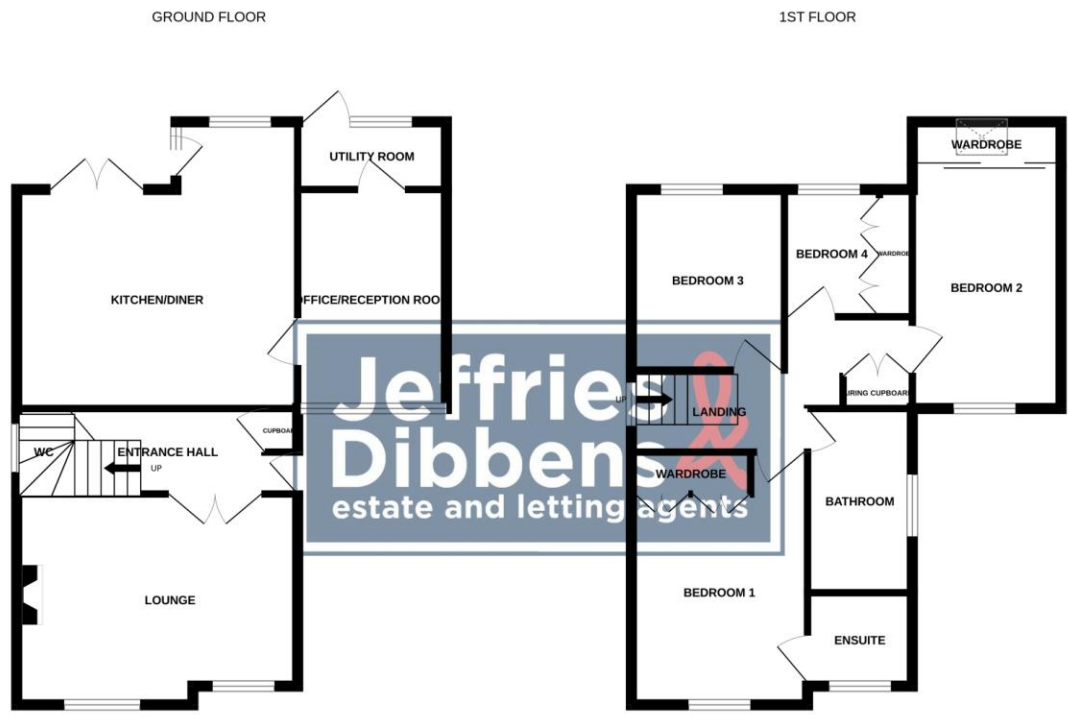
**BEDROOM 4** 7' 10" x 6' 10" (2.39m x 2.08m) (Currently used as a dressing room) Window to rear aspect, radiator, fitted wardrobes.

**BATHROOM** 9' 08" x 5' (2.95m x 1.52m) Window to side aspect, heated towel rail, Jacuzzi style bath with shower attachment, WC, hand wash basin with vanity surround and cupboards under, spot lighting, majority tiled.

**OUTSIDE** Front - Mostly paved providing off road parking, electric charging point, gated side access to:

**REAR GARDEN** Good size rear garden which is mostly laid to lawn and has a large decked area with inset lighting, tap, shed, mature trees.

**AGENTS NOTE** The owner of this property is a connected person to Jeffries & Dibbens Estate



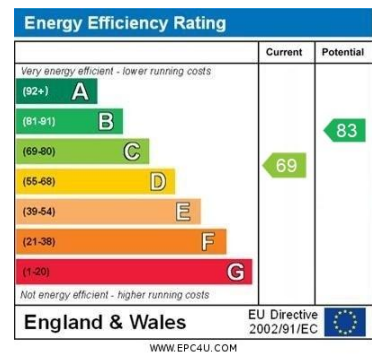
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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