





A wonderfully spacious and beautifully presented detached family home built in 2016 by Persimmon Homes. Situated within walking distance of Petersfield town centre and mainline station, this superb house is being sold with the balance of a NHBC warranty; furthermore, the current owners have purchased the freehold for the property. Pleasantly located in Reed Way which is a no through road, the property enjoys an enjoyable aspect with fields opposite your front door.

Beautifully decorated throughout, as you walk through the front door, you are greeted by an inviting entrance hall with an attractive turning staircase to the first floor. There are two good sized reception rooms, purposed as a sitting room and a generous home office. To the rear of the property is a light and airy kitchen/dining room. Beautifully fitted with a range of base and eye level units providing ample work and storage space, the kitchen comes with an electric oven and four ring induction hob, and provides space for a fridge/freezer and dishwasher. Adjacent to the kitchen is a practical utility room with space for a washing machine and lots of built in storage. There is a further door out to the garden and a downstairs cloakroom completes the ground floor accommodation.



On the first floor, the four bedrooms are centred on the fabulous landing. The master bedroom offers a well-appointed en-suite shower room, tastefully decorated complimenting this wonderful space. The remaining three bedrooms are of a good size and the family bathroom is finished in a similar contemporary style to that of the en-suite.

Externally, the garden has an easterly aspect, is mainly laid

to lawn and is enclosed on all sides by both wall and fencing. There is a large patio area and side gate leading to the driveway providing parking for multiple vehicles, as well as access to the single garage with up and over door.

Double glazed - gas central heating.

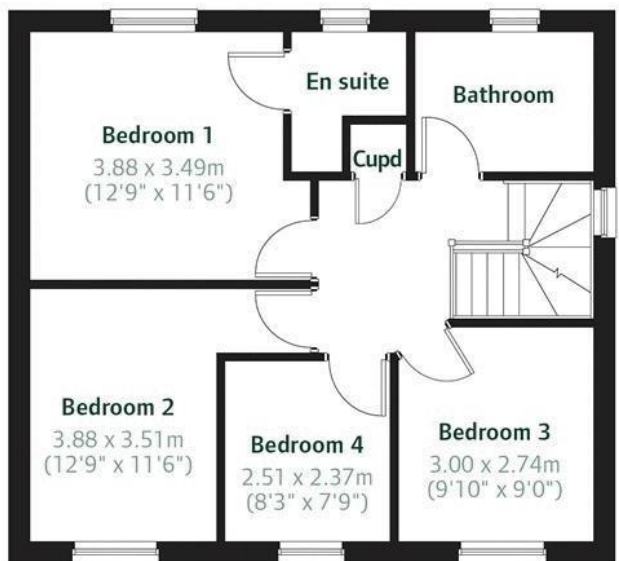
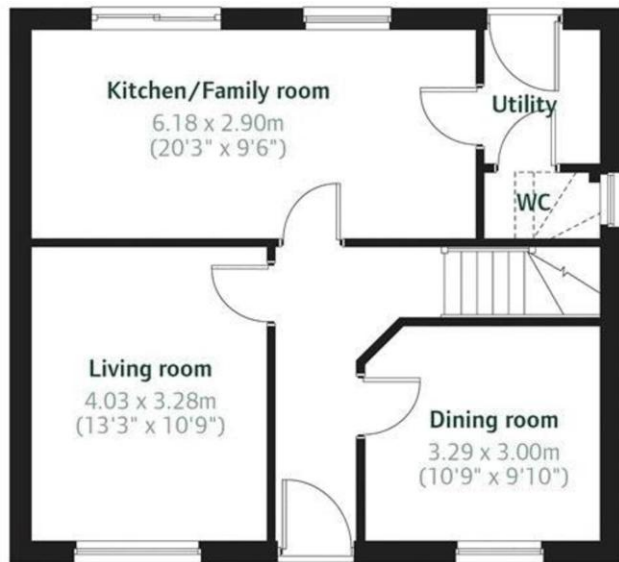
Annual service charge for the development of £341.64.

Mains water, gas, electricity and sewage.

Further information from the Vendor's Sole Agent, Jacobs & Hunt, Petersfield.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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