



Larkfield, Chineham
£357,000



- **Detached Family Home**
- **Sun Lounge/Utility Room**
- **3 Double Bedrooms**
- **2 Reception Rooms**

- **Kitchen/Dining Room**
- **Sought After Location**
- **Garage**
- **No Onward Chain**



DESCRIPTION

Jacobs Properties is delighted to offer to the market this extended 3-bedroom detached family house located in a desirable cul-de-sac location in the much sought after area of Chineham. Internally the property features 3 bedrooms, lounge, dining room, sunroom/utility room, kitchen/breakfast room, refitted downstairs cloakroom and family bathroom. Externally the property features a driveway with parking leading to a garage and rear garden. The property also benefits from double glazed windows/doors, gas central heating and NO ONWARD CHAIN.



ENTRANCE HALL

UPVC double glazed door leading to a spacious hallway with access to all ground floor rooms and stairs to first floor, under stairs storage cupboard, additional storage cupboard, laminate flooring, radiator.

CLOAKROOM

Front aspect frosted glass window, refitted suite comprising low level WC and wash hand basin, heated towel rail, part tiled walls and ceramic tiled floor.

KITCHEN/BREAKFAST ROOM

Dual aspect room with additional side door giving access to driveway, Comprehensive range of floor and wall storage cupboards, drawers with work surfaces, space for oven and hob with extractor hood above, Butler sink, integrated dishwasher, integrated fridge/freezer, breakfast bar, ceramic tiled flooring, radiator.



LOUNGE

Dual aspect room, French doors giving access to sunroom/utility room, archway giving access to dining room, laminate flooring, radiator.



DINING/FAMILY ROOM

Light, bright dual aspect room with sliding doors to rear garden, laminate flooring, radiator.

SUN ROOM/UTILITY ROOM

Of brick and UPVC construction, range of floor and wall mounted storage cupboards with work surfaces, space for addition fridge/freezer, tumble dryer, plumbing for washing machine, door to rear garden, door giving access to garage.

LANDING

Side aspect with access all first-floor rooms, loft access hatch with ladder to part boarded loft with light, airing cupboard



MASTER BEDROOM

Front aspect room with built in double wardrobe with sliding doors, radiator.

BEDROOM 2

Front aspect room with built in double and single wardrobes, radiator.

BEDROOM 3

Rear aspect room with fitted wardrobe and cupboards, radiator.

FAMILY BATHROOM

Rear aspect room with frosted glass window, refitted suite comprising of bath with wall mounted shower, low level WC, wash hand basin with cupboards below, storage cupboard housing boiler and hot water tank, ceramic tiled walls and floor, heated towel rail.

GARAGE

With up & over door, power and light.

FRONT GARDEN

Driveway with parking leading to garage. Garden laid to lawn.

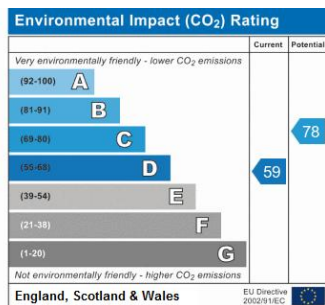
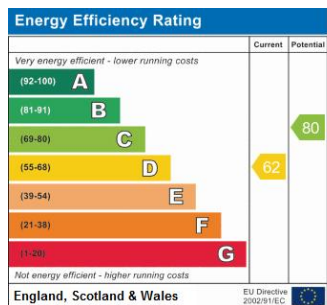
REAR GARDEN

Mainly laid to lawn with patio area and shrub borders and fencing.



Additional Information

Council Tax Band E



Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

