

Jacobs & Hunt

**3 HOME WAY, PETERSFIELD, HAMPSHIRE, GU31 4EE
OFFERS IN EXCESS OF £850,000**





Set in a no through close on the south side of Petersfield and within a short walk of Heath pond and a comfortable level walk to Petersfield town centre (c.1 mile) is this very well presented bright and spacious four bedroom detached family house that offers generous size living accommodation, plentiful parking and attractive gardens. Upon entering the property through the fully enclosed double glazed porch you will be in the spacious entrance hallway which provides access to the first floor, the integral double garage, kitchen/breakfast room and lounge. Furthermore access is given to the cloakroom with low level WC and wash hand basin.

The lounge enjoys a feature Adam style fire place with inset gas fire and a bay window overlooking the front garden. Double doors from the lounge open into the dining room which enjoys an aspect over its attractive rear garden and there is a door giving access into the kitchen / breakfast room.

The kitchen / breakfast room is a noteworthy feature of this comfortable home and comprises of a generous space suitable for dining table and chairs and a well appointed kitchen with a wide range of fitted eye and base level kitchen units with laminated worksurfaces and built appliances that include a dishwasher, double oven, hob, extractor hood and fridge/freezer. Double glazed sliding doors open out on to the patio and rear garden.

From the kitchen / breakfast room a door opens into the utility room that features storage at eye and base level with worksurfaces and space for two domestic appliances including plumbing for an automatic washing machine. The boiler for central heating purposes is located on the wall and a double glazed door provides access to the side of the property that serves the front and rear of the property. To the first floor is a good size landing with the airing



cupboard housing the hot water cylinder tank. A hatch gives access to the loft space.

The master bedroom has a range of fitted bedroom furniture that includes two double built in wardrobes and a single shelved cupboard with a mirrored door, a dressing table and two bedside tables. A double glazed leaded light window provides a view to the front. This good size double bedroom further features an ensuite shower room with a fully tiled shower cubicle, vanity unit and low level WC. Heated towel rail.

Bedroom two features a double and a triple built in wardrobe along with a fitted dressing table. A double glazed leaded light window provides a front aspect.

Bedroom three has two single built in wardrobes with a chest of drawers and overhead cupboards. There is a double glazed window with rear aspect.

Bedroom four has a fitted desk unit with storage and fitted book shelving. A single pull down bed is cleverly concealed behind a fake frontage that matches the rest of the built in furniture. Rear aspect double glazed window.

The family bathroom comprises of a three piece suite of panel enclosed bath with mixer tap and wall mounted shower. Low level WC and wash hand basin. Over the wash hand basin there is a double cupboard with mirror and strip light with shaver point.

Externally and to the front of the property is a small lawned garden that is stocked with a variety of plants, shrubs and specimen trees. Adjacent to this is a tarmac driveway that provides parking for two cars and this leads to a double integral garage with two up and over doors, light and power.

To the rear is a most attractive rear garden with full width patio area that leads onto a well kept lawn that is bordered on three sides and stocked with a variety of plants, bushes



and shrubs. Fully enclosed by panel fencing. Garden shed. There is a large communal green area to the rear of the cul-de-sac which is only accessed by the residents of Home Way.

Services: All mains services are connected.

Council tax : East Hants district council.

For further information contact the vendors sole agent, Jacobs and Hunt who are available 7 days a week for your convenience.



Home Way, Petersfield

Approximate Gross Internal Area = 168.2 sq m / 1810 sq ft



= Reduced headroom below 1.5m / 5'0"

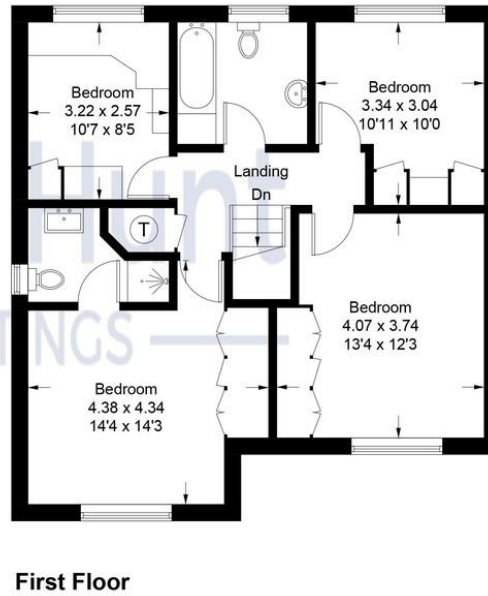
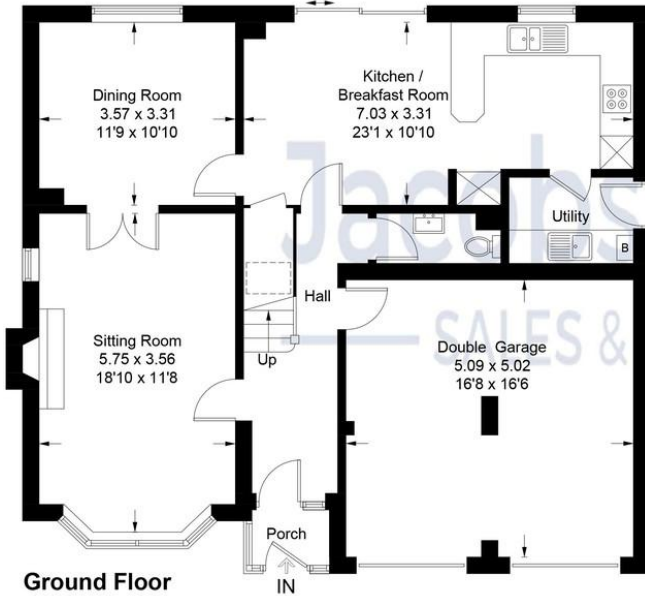


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1181208)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		

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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 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

