





A very well presented three bedroom freehold house set within the cul-de-sac of Dukes Close. The house has been extended with a rear garden room and has the added benefit of a garage and off street parking.

On approach you will notice the pretty front garden and the garage is located to the right hand side. There is an entrance hallway with room for coats and shoes storage.

The ground floor layout includes a spacious lounge with feature fireplace that houses an electric fire, the lounge room flows through to a generous dining room. The kitchen is the rear of the house and has been re-designed to incorporate all the appliances and has ample work top space. The rear of the house has been extended with a bright sun room which opens onto the west facing rear garden. The garden has mature borders to give excellent privacy and the current owner has created a lovely space to relax in privacy. The first floor has three bedrooms that are serviced by a neutral decor family bathroom. Two of the bedrooms have built in wardrobes and the third room is a versatile space that could be a single bedroom, home office or nursery.



A real bonus to this lovely home is a private garage that is located at the end of the terrace and allows for off street parking to the front of it.

Dukes Close is located in the historic market town of Petersfield. Petersfield is wholly within an Area of Outstanding Natural Beauty and lies within South Downs National Park. Affording an abundance of footpaths, bridlepaths, and country lanes, ideal for walking, riding, and cycling on the doorstep. The town offers an excellent range of shops including the Rams Walk complex, Waitrose and Tesco supermarkets, Marks & Spencer food hall and a twice weekly market held in The Square on Wednesday and Saturday. Petersfield also has a main line railway station providing a service from Portsmouth to London Waterloo and recreational facilities include The Heath, lake, 18-hole golf course, Taro Sports Centre and there are various clubs and societies. There are excellent schools in the vicinity including Bedales School, Churcher's College and Ditcham Park School.



Gas central heating - double glazed windows.

EPC rating - C.

Council Tax Band C - £1,803 per annum.

Mains water, electricity, gas and drainage.

Viewings through the owner's sole agents, Jacobs & Hunt, Petersfield.

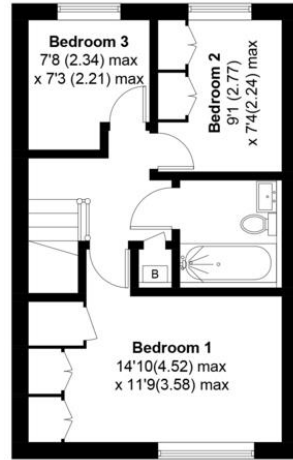


# 1, Dukes Close, GU32 3QZ

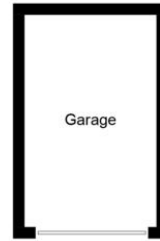
APPROXIMATE GROSS INTERNAL AREA = 877 SQ FT / 81.5 SQ M  
(EXCLUDING GARAGE)



**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1009427)  
Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 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 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

