





Built in 2017 by David Wilson homes is this very well presented modern style detached family house se within a very short walk of a children's park.

Upon entering the property you will be in the spacious entrance hallway. With a dark wood effect laminate floor, the entrance hallway has a staircase to the first floor, cloaks hanging cupboard and access is provided to the ground floor rooms.

A generous size Cloakroom W/C with low level WC and wash hand basin. The owner and selling agent believe that there is space enough after reconfiguration to include a shower cubicle.

The lounge is a double aspect room with double glazed windows and features a square bay floor to ceiling window. The owners have installed a mock Adam style fireplace and there is a book shelf and cupboard to the side.

The kitchen/dining room is a noteworthy feature of this bright and spacious home and has a large square bay window space with double doors that open onto the garden.

The dining space is large enough to accommodate a good size table and chairs.

The kitchen area is very well appointed with a peninsula style unit having a stainless steel sink unit and drainer inset within the worktop and a range of storage cupboards below. To the other side of the kitchen area is a further range of eye and base level kitchen storage space and a further worksurface. A range of domestic appliances are fitted and include a fridge/freezer, double oven, gas hob, extractor hood and dishwasher. A door provides access to



the utility room.

The utility room offers space and plumbing for an automatic washing machine with an adjacent storage cupboard and with a worksurface over. A wall mounted cupboard houses the boiler and there is a large pantry. A double glazed door provides access to the outside.

On the first floor there is an L shaped landing with a double glazed window and access to the loft space.

The master bedroom is a noteworthy feature and has built in storage and hanging space for clothing. Two double glazed windows give a dual aspect and provide plenty of light. A door opens into the en-suite shower room. The en-suite shower room offers a tiled shower cubicle, low level WC and a wash hand basin. A frosted double glazed window lets light flow into this room.

Bedroom two and three are double in size and have double glazed windows.

Bedroom four is a single bedroom and is set up as a dressing room with a hanging rail and storage.

Family bathroom. Comprising of a three piece white suite of a panel enclosed bath , low level WC and a wash hand basin. Tiled floor, double glazed frosted window.

Outside and to the front is a small garden area and hedge offering a degree of privacy. A gate to the side gives access to its rear garden which is private and mainly laid to lawn with a small patio. A variety of plants and shrubs are inset within the garden.



To the side of the property is a tarmac driveway with space for at least two cars and this leads to its single garage.

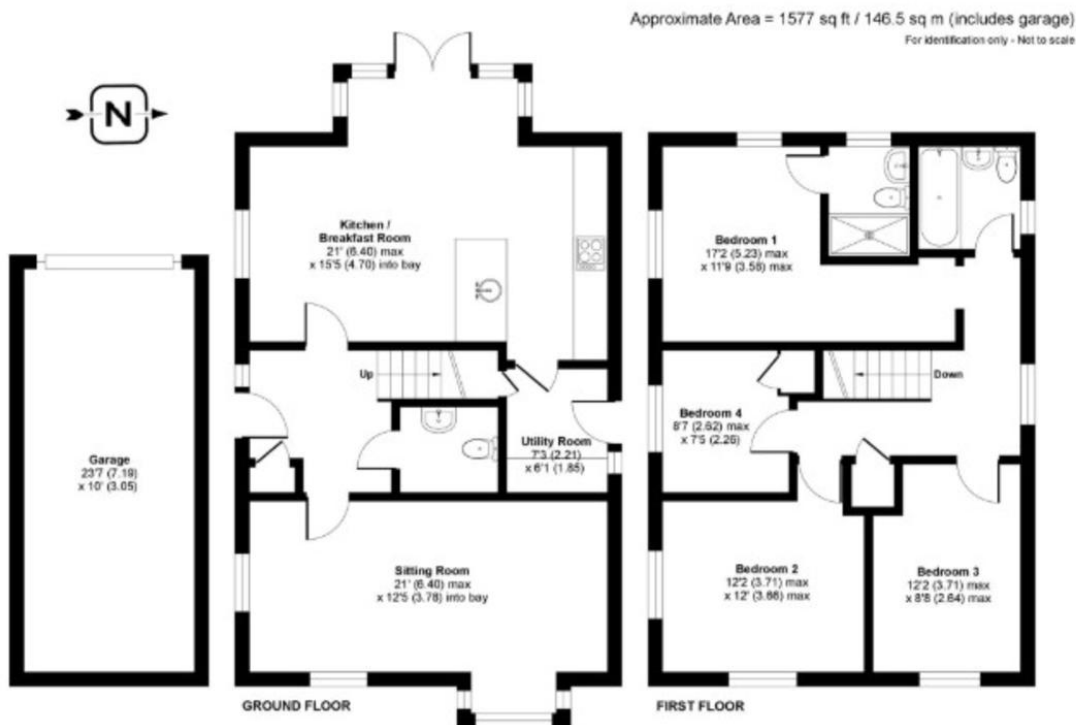
Services: All main services are connected.

Service charge: £175.00 per annum

Council tax: East Hants District Council . £2726.47

Contact Jacobs and Hunt to arrange your viewing. Available 7 days a week for your convenience.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	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 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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