
Jeffries & Dibbens
estate and letting agents
£385,000
Stonechat Road,
Lovedean, PO8 9YA

PROPERTY SUMMARY

No Forward Chain. Located in a very desirable area of Lovedean we are delighted to offer for sale this well presented and extended 3 bedroom detached house in Stonechat Road. The property has a large number of benefits and internal viewings are strongly advised. The property boasts 3 first floor bedrooms with en-suite facilities to the master bedroom, family bathroom, lounge, dining room, fitted kitchen/breakfast room and an additional WC. Externally there is an attractive front garden with block paved driveway leading to the garage and a landscaped rear garden. Early interest in this impressive home is expected so to arrange your viewing contact us as sole agents immediately.

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ENTRANCE HALL Radiator, stairs to first floor, doors to:

WC Window to front aspect, radiator, WC, hand wash basin.

KITCHEN/BREAKFAST ROOM 16' 08" x 7' 08" (5.08m x 2.34m) Bay window to front aspect, window to side aspect, radiator, range of fitted cupboards, units and Granite work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated oven, hob and extractor, dishwasher, washer/dryer, wall mounted boiler, breakfast bar, space for fridge freezer, spot lighting.

LOUNGE 14' 10" x 12' 03 max" (4.52m x 3.73m) Window and bi-fold doors to rear, 2 radiators, under stair cupboard.

DINING/SUN ROOM 16' 01" x 9' 06" (4.9m x 2.9m) Windows to both sides and rear, 2 x velux windows in the vaulted roof, double doors with fitted shutters to rear garden, radiator, spot lighting.

FIRST FLOOR Landing - Window to side aspect, radiator, access to loft, airing cupboard, doors to:

BEDROOM 1 10' x 8' 04 + wardrobes" (3.05m x 2.54m) Window to rear aspect, radiator, built in wardrobes, door to:

ENSUITE Heated towel rail, extractor, shower cubicle, WC & hand wash basin with extensive vanity surround and drawers under, fully tiled, spot lighting.

BEDROOM 2 9' 03" x 8' 04" (2.82m x 2.54m) Window to front aspect, radiator, built in wardrobes and bedroom furniture, further storage cupboard.

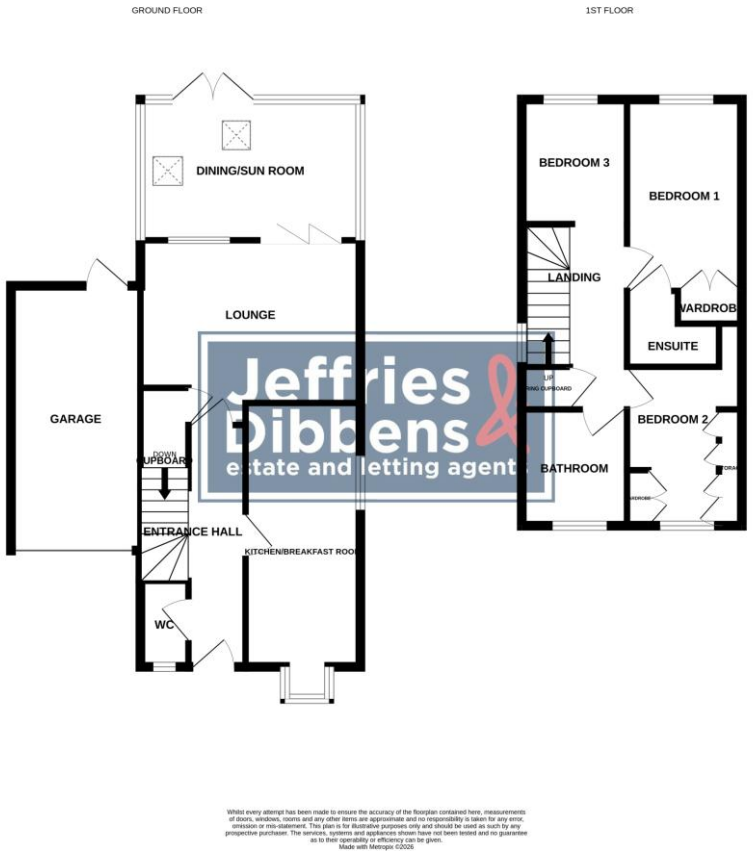
BEDROOM 3 6' 11" x 6' 03" (2.11m x 1.91m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, radiator, panelled bath with shower over, hand wash basin, WC, fully tiled.

OUTSIDE Front - Attractive front garden which is mostly block paved and leads to the garage and provides off road parking, gated side access to:

REAR GARDEN Landscaped rear garden which is mostly laid to patio, feature pebble area with assortment of plants and shrubs, outside tap and lighting, decked area with inset lighting, personal door to:

GARAGE 18' x 8' 07" (5.49m x 2.62m) Electric up and over door, light and power, roof void storage,



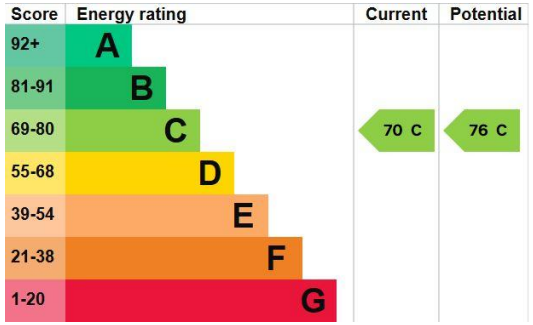
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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