

STEVE GRANTHAM
BESPOKE ESTATE AGENT

17 Montreal Drive, Purbrook, PO7 5FE

Offers over £400,000

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17 Montreal Drive

Purbrook, PO7 5FE

- NO FORWARD CHAIN
- DETACHED HOUSE
- CUL DE SAC LOCATION
- OFF STREET PARKING
- THREE BEDROOMS
- ENSUITE TO MASTER
- DETACHED GARAGE
- UTILITY ROOM

Beautifully presented throughout, this attractive three-bedroom detached home was built by David Wilson Homes circa 2014 and enjoys a desirable cul-de-sac position in the sought-after Purbrook area, within excellent local school catchments. The well-appointed accommodation includes a spacious living room, modern kitchen/dining room with adjoining utility area, ground floor cloakroom, three bedrooms, en-suite shower room to the principal bedroom and a family bathroom. Outside, the property benefits from a detached garage and an enclosed rear garden. Offering a fantastic combination of modern living, a convenient family-friendly location and immaculate presentation, this lovely home is offered for sale with no forward chain.





Offers over £400,000



Situated within a quiet cul-de-sac in the popular residential area of Purbrook, this attractive three-bedroom home was built by the highly regarded David Wilson Homes circa 2014 and is offered for sale with no forward chain. Offering well-proportioned accommodation, a practical layout and the added benefits of a garage and driveway parking, the property makes an ideal purchase for families, professionals or those looking to take their next step on the property ladder.

The ground floor accommodation comprises a welcoming entrance hallway with stairs to the first floor and a convenient cloakroom. To the front of the property is a spacious, separate living room, providing a comfortable space to relax and unwind. To the rear, the generous kitchen/dining room extends across much of the width of the property, offering ample space for both everyday family dining and entertaining. The kitchen is complemented by a useful utility area, while double doors provide direct access to the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Upstairs, the property continues to offer well-balanced accommodation with three bedrooms. The principal bedroom benefits from its own ensuite shower room, while the second bedroom is another good-sized double. The third bedroom provides flexibility for use as a child's bedroom, nursery or home office. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from a rear garden, providing space for outdoor dining and relaxation, together with the added convenience of a garage and off-road parking.

The location is another appealing feature, tucked away within a cul-de-sac in Purbrook whilst remaining conveniently positioned for local amenities, schools and transport connections. Purbrook offers access to a range of well-regarded schools, local shops and nearby countryside walks, with Waterlooville town centre and excellent road links via the A3(M) also within easy reach.

Combining a desirable cul-de-sac setting, modern accommodation and a convenient location, this David Wilson-built home represents an excellent opportunity for a variety of buyers. With no forward chain, an early viewing is highly recommended.





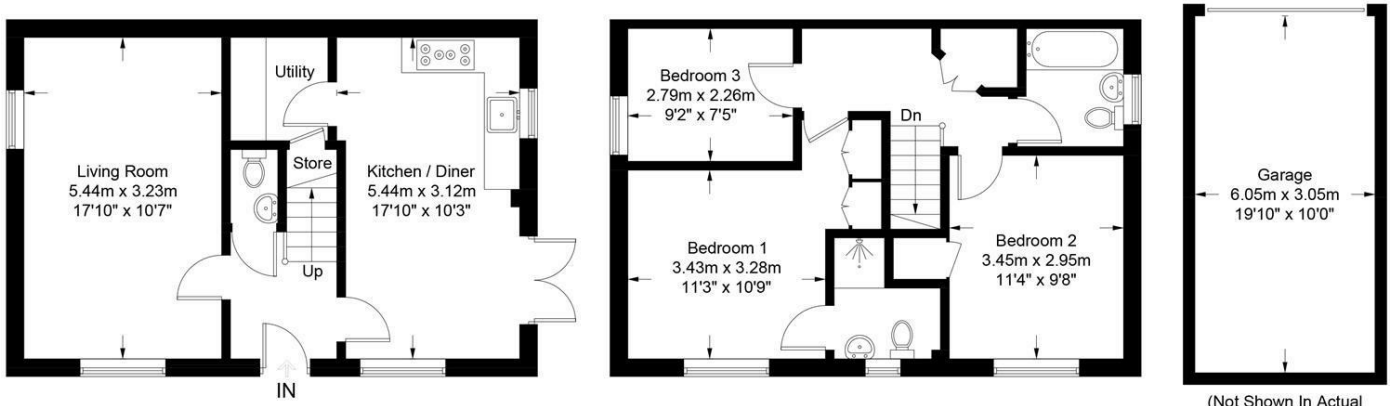

XRocker





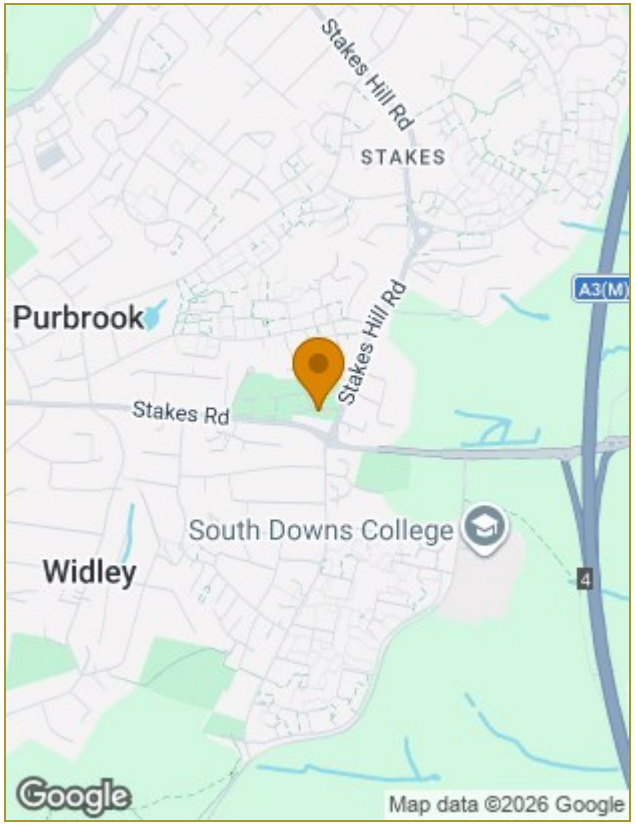
Floor Plans

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
Garage = 18.4 sq m / 198 sq ft
Total = 111.6 sq m / 1201 sq ft

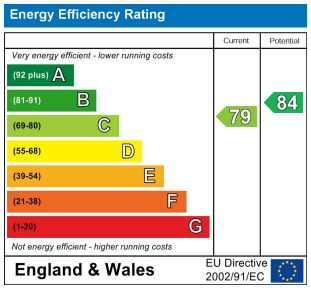


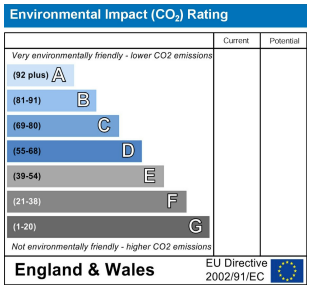
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Location Map



Energy Performance Graph





Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 Plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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