

STEVE GRANTHAM
BESPOKE ESTATE AGENT

14 Lancaster Way, Waterlooville, PO7 7NG

£500,000

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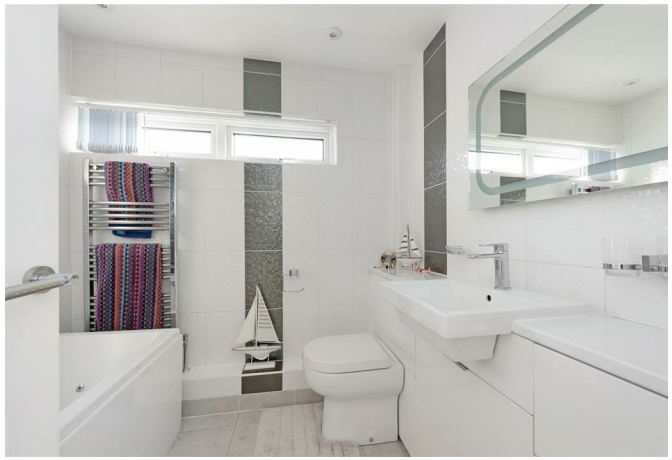
£500,000

- FOUR-BEDROOM DETACHED HOME WITH APPROXIMATELY 1,589 SQ FT OF ACCOMMODATION
- GENEROUS PAVED TERRACE, ORNAMENTAL POND AND SHELTERED PERGOLA
- 17 FT GARAGE CONVERSION IDEAL AS AN OFFICE OR PLAYROOM
- FITTED KITCHEN WITH BUILT-IN OVENS AND SEPARATE DINING ROOM
- GENEROUS PRINCIPAL BEDROOM WITH FITTED WARDROBES AND FAMILY BATHROOM
- LANDSCAPED REAR GARDEN WITH RAISED LAWN AND MATURE BORDERS
- CONSERVATORY WITH DOUBLE DOORS OPENING ONTO THE TERRACE
- SPACIOUS LIVING ROOM WITH BOW WINDOW AND FEATURE FIREPLACE
- SEPARATE UTILITY ROOM WITH GARDEN ACCESS AND DOWNSTAIRS CLOAKROOM
- DRIVEWAY WITH COVERED PARKING AND A SEPARATE EXTERNAL STORE

A four-bedroom detached home with approximately 1,589 sq ft of accommodation and a beautifully established rear garden. A broad dining terrace, raised lawn and planting that frames the garden on all sides give the outside space real character. Inside, a conservatory, a separate utility room and a 17 ft garage conversion give the ground floor the flexibility to work just as well for a busy family as it does for someone working from home







The garden is the feature you'll remember. Double doors from the conservatory open onto a generous paved terrace, with room for a large table beside the pond and its planted surround. Brick steps lead up to the lawn, where mature trees, clipped shrubs and raised borders give the garden depth and colour. A pergola tucked among the planting offers a more sheltered spot to sit, away from the patio.

Inside, the living room has a wide bow window looking across the planted front garden and a fireplace that gives the room a natural focal point. The dining room sits between the fitted kitchen and conservatory, with a clear view through to the garden from the table. The kitchen itself has plenty of worktop and cupboard space, built-in ovens and a door directly outside.

The former garage is now a versatile room stretching to 17 ft 7 in, with enough space for a desk and a proper seating area. It could work equally well as a playroom or a second sitting room. Glazed doors connect it to the conservatory, while the adjoining utility room has its own door to the garden. A cloakroom off the entrance hall completes the ground floor.

Upstairs, there are four bedrooms and a contemporary family bathroom. The largest bedroom measures 15 ft 8 in by 11 ft 4 in and has an extensive range of fitted wardrobes, with built-in storage in two further bedrooms.

The house sits slightly elevated from the road behind a mature front garden. A driveway runs to one side and continues beneath a covered parking area, while a separate external store at the rear provides useful space for garden tools and equipment.



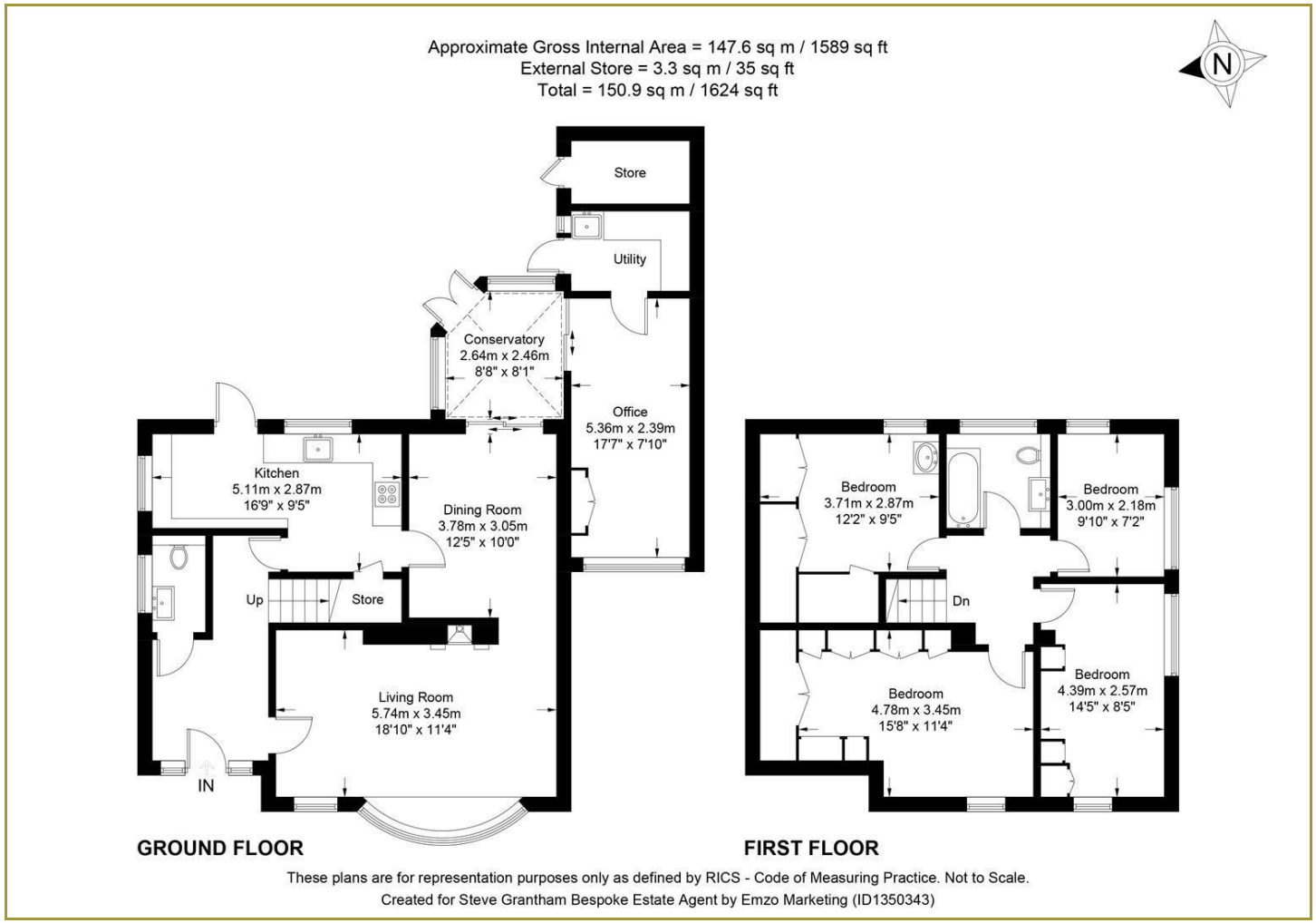



DONNER



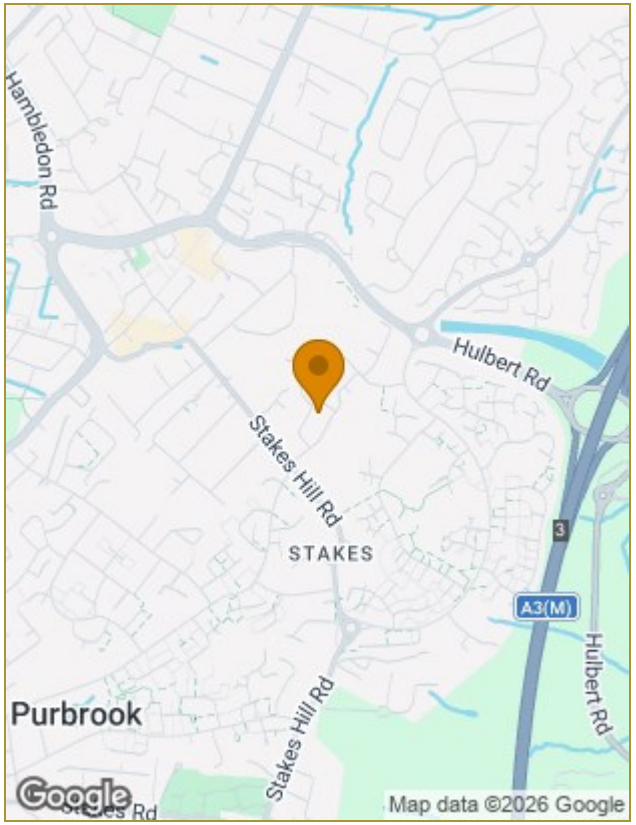


Floor Plans

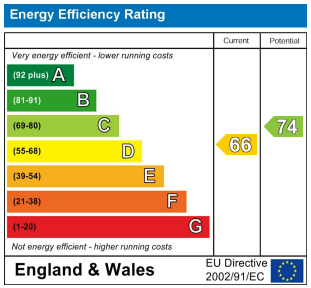


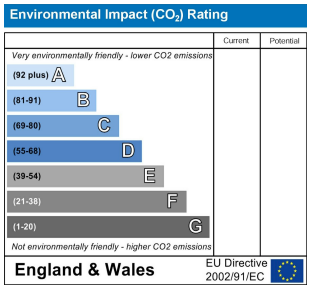
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Location Map



Energy Performance Graph





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