



38 Signal Way | PO11 0FE | £445,000

GEOFF **FOOT**  
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*Internal viewing is highly recommended for this well presented 4 Bedroom Detached House built in 2017 by Barratt homes. The Hallway leads to a Cloakroom, west facing Lounge and a spacious Kitchen/Diner. There are 4 Bedrooms to the first floor with a Family Bathroom and en suite. Outside a driveway and detached Garage offers ample parking. There is a well presented rear Garden. The property enjoys a prime location, only a short distance from local Shops, Hayling Billy Nature trail, Hayling Park, Theatre and Beach.*

- ***Detached House in favoured West Hayling location.***
- ***Built by Barratts in 2017.***
- ***4 Bedrooms. Spacious Kitchen/Diner.***
- ***Downstairs Cloakroom. En-suite & Family Bathroom.***
- ***Driveway and detached Garage.***
- ***Gas heating system and double glazing.***
- ***Open plan front Garden.***
- ***Enclosed rear Garden with paved patio.***
- ***Ideal family or weekend home.***
- ***Convenient shops, Billy trail, Theatre & Sea Front.***

**Freehold | | Council Tax Band: E**

The accommodation comprises:

**Composite double glazed door to –**

**Entrance Hallway –**

Radiator. Laminate flooring. Staircase rising to first floor with under stairs storage cupboard. Cloaks hanging space.

**Cloakroom –**

Wash hand basin with mixer tap, close coupled WC, obscure double glazed window to side, laminate flooring, radiator and fuse box.

**Lounge – 18' 6" x 11' 9" (5.63m x 3.58m)**

Double glazed square bay window to front aspect with fitted white wooden shutters. Two double radiators, TV aerial point and media panel.

**Kitchen/Diner – 19' 2" x 12' 1" extending to 14'7". (5.84m x 3.68m)**

Solid granite work surface with inset 1.5 bowl sink unit and mixer tap, cupboards and drawers below and dish washer. Return work surface with inset 4-ring gas hob, splash back and over head extractor, drawers below. Eye level 'Electrolux' oven. Integrated fridge/freezer. Double laundry cupboard with work surface, 'AEG' washer/dryer and wall cupboards. Two double radiators. Laminate flooring. Double glazed window with fitted blinds and french doors to rear garden. Space for table and chairs.

**First Floor Landing –**

Double glazed window to side elevation. Access to loft space. Radiator. Double airing cupboard housing hot water tank and shelf.

**Bedroom 1 – 13' 8" x 10' 2" (4.16m x 3.10m)**

Double glazed window to front elevation, digital thermostat, radiator, TV aerial point and door to En Suite: Pedestal wash hand basin with mixer tap and splash backs. Close coupled WC. Double width shower cubicle with sliding doors and wall mounted 'Aqualisa' mixer shower. Extractor fan. Laminate flooring. Double radiator. Shaver point.

**Bedroom 2 – 10' 10" x 10' 0" max into door recess (3.30m x 3.05m)**

Double glazed window to rear elevation. Radiator.

**Bedroom 3 – 8' 9" x 7' 0" (2.66m x 2.13m)**

Double glazed window to front elevation. Radiator.

**Bedroom 4 – 8' 9" x 7' 4" (2.66m x 2.23m)**

Double glazed window to rear elevation. Double radiator.

**Family Bathroom –**

White suite comprising paneled bath with mixer tap, pedestal wash hand basin and close coupled WC. Laminate flooring. Tiled splash backs. Radiator. Extractor fan and obscure double glazed window to side elevation.

**Outside Front –**

Open plan lawn with low hedged front and side boundary. Rose border and exterior meter box. Long driveway to

**Detached Garage – 19' 8" x 9' 10" (5.99m x 2.99m)**

With up and over door, power and light. Storage to rafters.

**Rear Garden –**

Pedestrian gate from driveway to enclosed rear garden. Mainly laid to lawn with shrubs and flowers to borders. Paved patio for seating and display tubs etc. Outside water tap point. Internal viewing highly recommended.



**IMPORTANT INFORMATION**

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

