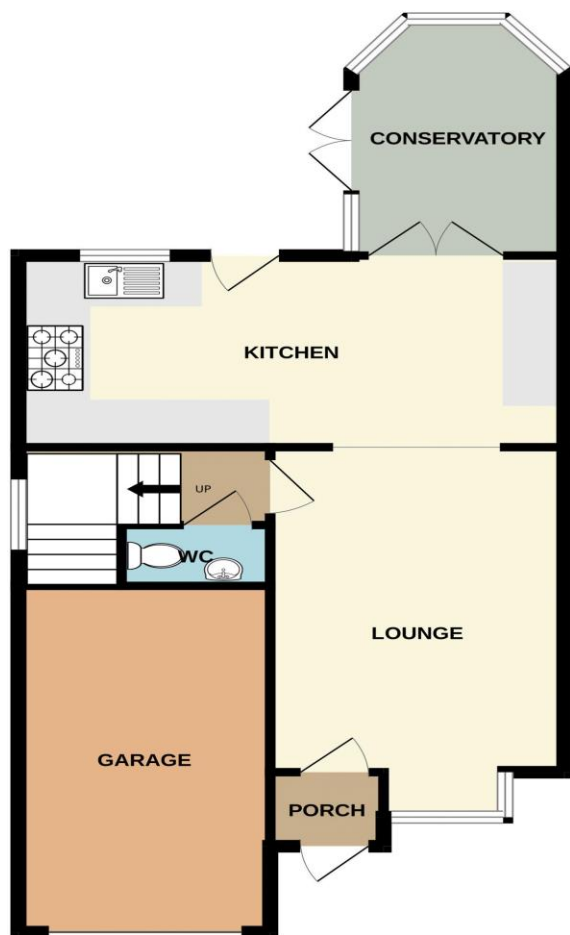




WAINWRIGHT ESTATES 

GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.  
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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# 16 The Smithy

Denmead, Waterlooville PO7 6YS

**Offers Over: £400,000**

## DESCRIPTION

Tucked away in a quiet cul-de-sac you will stumble across this immaculately presented THREE DOUBLE BEDROOM Semi detached property located in the village of Denmead in Waterlooville. Internally the property has been finished to a high standard and has a light and airy feel. Downstairs you will find a spacious modern fitted kitchen which opens out into your living room. There is also a handy downstairs cloakroom and double glazed conservatory which overlooks your low maintenance rear garden. Upstairs the property has been recently recarpeted and offers three well proportioned bedrooms (two with fitted wardrobes) for the growing family as well as an additional benefit of en-suite facilities to the master. There is also a modern family bathroom. Additional benefits come in the form of double glazing, gas central heating, a private driveway and GARAGE and also the property is offered with no forward chain. On leaving the property you are ideally situated to take the short stroll into the village or perhaps visit one of the highly recommended local pubs. Dog lovers will also love the proximity to an array of walks on your doorstep.

## ACCOMMODATION

ENTRANCE PORCH

LOUNGE: 15' 3" x 10' 0" (4.64m x 3.05m)

KITCHEN: 19' 0" x 9' 0" (5.79m x 2.74m)

CONSERVATORY: 11' 1" x 7' 8" (3.38m x 2.34m)

WC

## FIRST FLOOR

BEDROOM 1: 13' 1" x 8' 9" (3.98m x 2.66m)

EN-SUITE SHOWER ROOM



BEDROOM 2: 12' 3" x 8' 7" (3.73m x 2.61m)

BEDROOM 3: 9' 9" x 9' 2" (2.97m x 2.79m)

BATHROOM: 9' 2" x 4' 9" (2.79m x 1.45m)

## OUTSIDE

REAR GARDEN

GARAGE & DRIVEWAY

**COUNCIL TAX - WINCHESTER CITY COUNCIL BAND D**

