

£439,995

COOMBS CLOSE, CLANFIELD, WATERLOOVILLE, PO8 0HE



- Four/Five Bedrooms
- Entrance Hall & Downstairs Cloakroom
- 22' Lounge
- UPVC Conservatory
- Dining Area
- 20' Kitchen/Breakfast Room
- Bedroom Two/Dressing Room
- En-Suite To Master Bedroom
- Family Bath/Shower Room
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Garage/Workshop
- Enclosed Rear Garden,

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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www.fenwicks-estates.co.uk

Property Reference: P2537

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises:-

UPVC part double glazed front door with matching side panel into:

Entrance Hall:-

Stairs to first floor, radiator, under stairs storage recess, wood effect laminate flooring and coving to textured ceiling with central ceiling rose. Doors To:

Downstairs Cloakroom:-

6' 0" x 4' 6" (1.83m x 1.37m) Maximum Measurements

Modern suite comprising: close couple WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, tiled flooring and coving to flat ceiling.

Lounge:-

22' 11" x 12' 9" (6.98m x 3.88m) Maximum Measurements

UPVC double glazed bow window to front elevation, two radiators, feature fireplace, TV aerial point, part glazed bi-fold door leading to kitchen/breakfast room and coving to flat ceiling with spotlighting inset. UPVC double glazed double opening doors to:



Conservatory:-

9' 9" x 7' 8" (2.97m x 2.34m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, tiled flooring and power connected.



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Kitchen/Breakfast Room:-

20' 4" x 9' 11" (6.19m x 3.02m) Maximum Measurements

Twin UPVC double glazed windows and door to rear elevation overlooking and accessing the garden, extensive range of fitted base, eye level, glass display and larder style storage cupboards, roll top worksurfaces incorporating breakfast bar, one and a half bowl ceramic sink unit with mixer tap, part tiled walls, space for range style cooker with extractor above, built-in fridge/freezer, space and plumbing for washing machine, space for tumble dryer, wood effect laminate flooring, radiator and flat ceiling with spotlighting inset. Archway to:



Dining Area:-

12' 8" x 8' 7" (3.86m x 2.61m)

UPVC double glazed bow window to front elevation, space for table and chairs, radiator, continuation of wood effect laminate flooring and coving to textured ceiling with central ceiling rose.



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First Floor Landing:-

Access to loft via fitted ladder and coving to textured ceiling with central ceiling rose. Doors to:

Bedroom One:-

11' 10" x 10' 7" (3.60m x 3.22m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, TV aerial point, concertina doors to bedroom two/dressing room and coving to textured ceiling. Bi-fold door to:



En Suite Shower Room:-

Shower cubicle with rainwater shower and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with mixer tap, tiled walls, tiled floor, extractor and coving to flat ceiling with spotlighting inset.



Bedroom Two/Dressing Room:-

12' 1" x 11' 10" (3.68m x 3.60m) Maximum Measurements

UPVC double glazed window to front elevation, mirror fronted sliding doors to wardrobe unit, radiator and coving to textured ceiling.



Bedroom Three:-

12' 9" Into Wardrobes x 8' 11" (3.88m x 2.72m) Maximum Measurements

UPVC double glazed window to front elevation, mirror fronted sliding doors to wardrobe unit, radiator, wood effect laminate flooring and coving to textured ceiling.

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Bath & Shower Room:-
7' 10" x 7' 0" (2.39m x 2.13m)

Opaque UPVC double glazed window to rear elevation, suite comprising: corner panelled spa bath with mixer tap and handheld shower attachment, separate shower cubicle with central rainwater shower, close coupled WC, pedestal wash hand basin with mixer tap and vanity storage below, part tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.



Bedroom Four:-
9' 9" x 8' 11" (2.97m x 2.72m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, wood effect laminate flooring, radiator and coving to textured ceiling.



Bedroom Five:-
9' 5" x 9' 3" (2.87m x 2.82m) Maximum Measurements

UPVC double glazed window to front elevation, radiator and coving to textured ceiling.



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Outside:-

Front garden laid mainly to lawn with mature private hedging and arch with wooden gate gives pedestrian access to garden. Off street parking to rear of property leads to:

Garage/Workshop:-

Up and over door, power connected and side courtesy door to garden.



Rear Garden:-

Enclosed, patio area with space for table and chairs for socialising and entertaining purposes, water tap, outside power sockets, lawn, established shrub borders, further raised seating area with wooden pergola over and barbeque area.



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