

Chimneypots

estate agents



Penhale Gardens,
Titchfield Common PO14 4NN

Guide Price of **Guide Price**
£265,000

Penhale Gardens, Titchfield Common PO14 4NN

- A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME OFFERING BRIGHT AND SPACIOUS WELL LAID OUT LIVING ACCOMMODATION
- SITUATED WITHIN A PLEASANT LOCATION
- LIVING ROOM AND DINING ROOM
- KITCHEN
- CONSERVATORY
- FOUR GENEROUS BEDROOMS
- MODERN FAMILY BATHROOM AND CLOAKROOM
- SUNNY ENCLOSED GARDEN
- GARAGE AND DRIVEWAY



Set on a generous corner plot within a pleasant cul de sac in Titchfield Common is this detached family home offering bright and spacious well laid out accommodation which has been beautifully maintained by the current owners.

In brief the accommodation comprises a lounge which overlooks the front aspect with a feature fireplace. An archway leads through to the dining room which enjoys views of the garden with French Doors leading out to a sunny patio area.



Accessible from both the dining room and hallway is the kitchen, fitted with an extensive range of wall and base level units. A further door leads to a conservatory. The hallway is generous in dimension with stairs rising to the first floor. A cloakroom completes the ground floor accommodation.

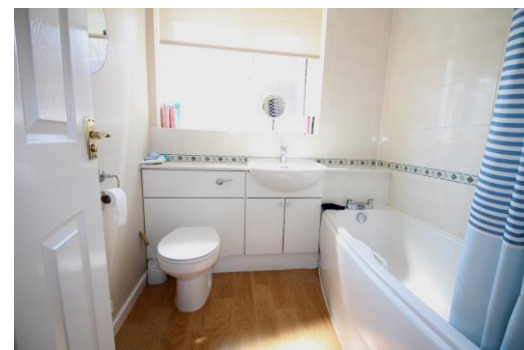
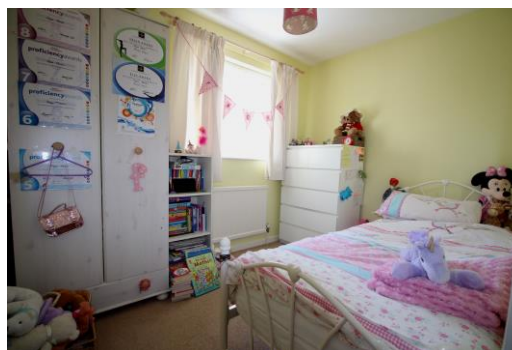
On the first floor the master bedroom benefits extensive fitted wardrobes. There are three further well proportioned bedrooms and modern family bathroom completing the accommodation internally.

The rear garden benefits a Southerly and secluded aspect and is predominantly laid to lawn with mature shrub borders and patio area.



A gate allows access to the front of the property. To the front is a further lawned area with shrub borders and a driveway allowing access to the garage and off road parking for two cars.

An internal viewing comes highly recommended.



ACCOMMODATION

Front Door Leading To:

Hallway

Cloakroom

Living Room 14' 10" x 13' 3" (4.52m x 4.04m)

Dining Room 12' 2" x 11' 2" (3.71m x 3.40m)

Kitchen 11' 0" x 8' 10" (3.35m x 2.69m)

Conservatory 10' 0" x 8' 6" (3.05m x 2.59m)

Landing

Master Bedroom 13' 6" x 10' 7" (4.11m x 3.22m)

Bedroom Two 12' 6" x 10' 6" (3.81m x 3.20m)

Bedroom Three 9' 5" x 7' 3" (2.87m x 2.21m)

Bedroom Four 10' 5" x 6' 1" (3.17m x 1.85m)

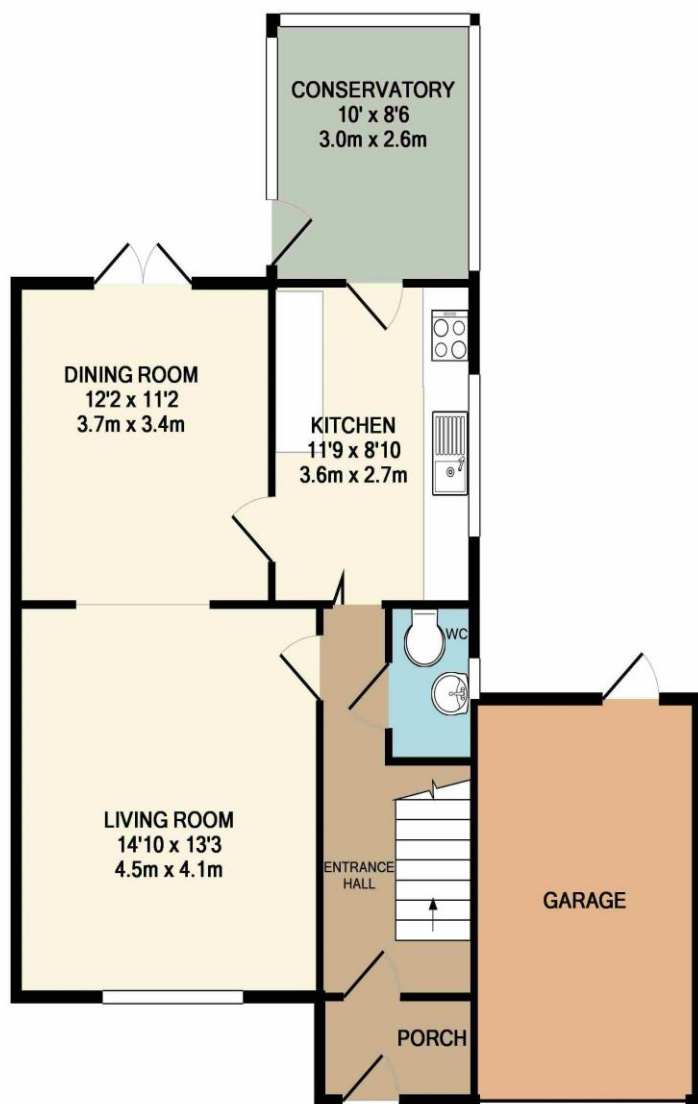
Family Bathroom

OUTSIDE

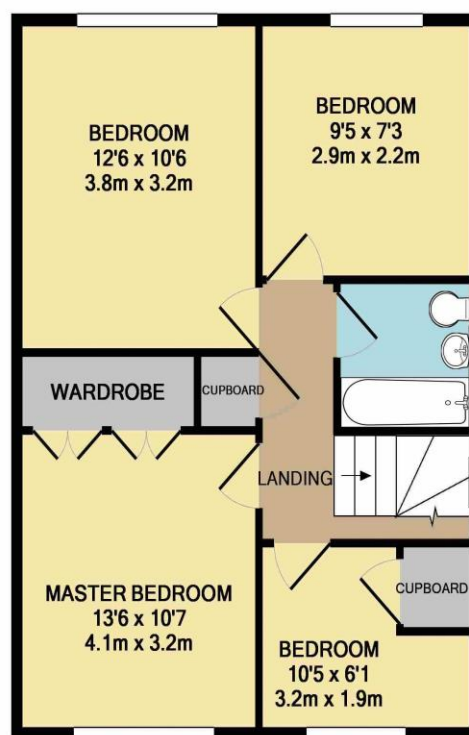
Front and Rear Gardens

Garage and Driveway

EPC Pg1



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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