

PRICE:£445,000



Linden Way, Horndean, PO8 9DY

EXTENDED FOUR BEDROOM DETACHED HOUSE in Horndean with garage and off road parking located at the end of a cul de sac. Accommodation boasting spacious lounge, conservatory, spacious modern kitchen / dining room, ground floor cloakroom, refitted family bathroom, easy access to schools and amenities.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Entrance
Double glazed front door and double glazed obscured side panels.

Entrance Hall
Stairs to the first floor, radiator, smoothed ceiling.

Cloakroom
Modern suite comprising close coupled low level wc, corner wash hand basin, tiled to principle areas, double glazed obscured window to side aspect, textured ceiling.

Lounge
W: 14' 6" x L: 21' 11" (W: 4.41m x L: 6.68m)
Feature fireplace with wood surround and inset electric fire, double glazed window to front aspect, double glazed French doors to Conservatory, radiator, coved and textured ceiling.

Kitchen / Dining Room
W: 11' 9" x L: 20' 5" (W: 3.58m x L: 6.22m)
Modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, electric hob with extractor canopy over, eye level double oven, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, space for "American" style fridge / freezer, island with base units under, space for table and chairs, tiled to principle areas, wood effect flooring, double glazed window and door to rear aspect, fitted storage cupboard, radiator, smoothed and coved ceiling.

Conservatory
W: 12' 3" x L: 8' 11" (W: 3.72m x L: 2.73m)
(Maximum measurements). Feature brick base, double glazed French doors to rear aspect / garden and one set to lounge, double glazed windows to side and rear aspects, wood effect flooring, wall light points, power points, polycarbonate roof.

FIRST FLOOR
Landing. Access to loft area, airing cupboard with shelving and wall mounted boiler.

Bedroom One
W: 14' 6" x L: 9' 10" (W: 4.42m x L: 3m)
Double glazed window to front aspect, radiator, fitted over stairs storage cupboard, textured ceiling.

Bedroom Two
W: 8' 9" x L: 11' 9" (W: 2.67m x L: 3.58m)
Double glazed window to rear aspect, radiator, smoothed ceiling.

Bedroom Three
W: 8' x L: 9' 10" (W: 2.44m x L: 3m)
Double glazed window to front aspect, radiator, laminate wood effect flooring, textured ceiling.

Bedroom Four
W: 10' 9" x L: 8' 7" (W: 3.27m x L: 2.62m)
Double glazed window to rear aspect, radiator, laminate wood effect flooring, textured ceiling.

Bathroom
Modern suite comprising panelled bath with wall mounted shower and shower screen, close coupled low level wc, pedestal wash hand basin, chromium ladder style radiator, tiled to principle areas, double glazed obscured window to rear aspect, smoothed ceiling.

OUTSIDE
The frontage boasts driveway providing off road parking leading to the garage, the remainder of the frontage is laid with lawn. Gated side access leads to the rear garden which boasts extensive patio seating area adjoining the rear with the remainder mainly laid with lawn. Timber garden shed and greenhouse to remain. Panelled fencing complement the side and rear boundaries, outside tap.

Garage
W: 8' x L: 16' 11" (W: 2.43m x L: 5.15m)
Up and over door to the front, lighting, power point.

Additional Information
Please note the vendor has advised the trees which occupy the rear garden have preservation orders.

