

PRICE:£380,000



## Meadway, Waterlooville, PO7 7QJ

NO FORWARD CHAIN is offered with this EXTENDED THREE / FOUR BEDROOM SEMI DETACHED HOUSE in the very popular Highfield estate in Waterlooville. Accommodation boasting lounge, separate dining room, kitchen / breakfast room, bedroom four / playroom, ground floor cloakroom, driveway and garage.

### 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 Porch**  
Double glazed French doors, tiled flooring, internal double glazed door with obscured double glazed side panel.

**Entrance Hall**  
Stairs to the first floor with understairs storage cupboard housing utility meters and consumer unit, radiator, coved and textured ceiling.

**Lounge** W: 11' 7" x L: 15' 7" (W: 3.53m x L: 4.74m)  
Feature fireplace with tiled surround and floor mounted gas fire, double glazed window to front aspect, radiator, picture rail, coved and textured ceiling, double doors to dining room.

**Dining Room** W: 8' 6" x L: 18' 6" (W: 2.59m x L: 5.64m)  
Double glazed sliding patio doors to garden, radiator, serving hatch and archway to kitchen / breakfast room, textured ceiling.

**Kitchen / Breakfast Room** W: 10' 9" x L: 17' 11" (W: 3.27m x L: 5.46m)  
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel double drainer sink unit, space for cooker with extractor canopy over, space and plumbing for washing machine, tiled to principle areas, radiator, double glazed window to rear aspect, door to inner hall.

**Inner Hall**  
Double glazed door to garden.

**Bedroom Three / Play Room** W: 8' 7" x L: 9' 6" (W: 2.61m x L: 2.9m)  
Double glazed window to side aspect, radiator, coved and textured ceiling.

**Cloakroom**  
Low level wc, wash hand basin, radiator, double glazed obscured window to side aspect.

**FIRST FLOOR**  
Landing, double glazed window to side aspect, coved and textured ceiling.

**Bedroom One** W: 10' 6" x L: 13' (W: 3.21m x L: 3.96m)  
Double glazed window to front aspect, radiator, textured ceiling.

**Bedroom Two** W: 10' 7" x L: 11' 1" (W: 3.23m x L: 3.37m)  
Double glazed window to rear aspect, radiator, airing cupboard with shelving, textured ceiling.

**Bedroom Four** W: 7' 2" x L: 6' 9" (W: 2.19m x L: 2.07m)  
Double glazed window to front aspect, radiator, textured ceiling.

**Family Bathroom** W: 7' 2" x L: 7' 7" (W: 2.18m x L: 2.32m)  
Suite comprising panelled bath with wall mounted shower and grab rail, pedestal wash hand basin, close coupled low level wc, radiator, fitted storage cupboard, loft access, double glazed obscured window to rear aspect, radiator, tiled to principle areas.

**OUTSIDE**  
Extensive off road parking at the front with feature brick wall to front and side boundaries, gated access leading to the side and rear garden. The rear garden boasts block paved footpath adjoining the rear and down the side with the remainder mainly laid with lawn, panelled fencing complement side and rear boundaries, timber garden shed and greenhouse to remain, outside tap, personal door to garage.

**Garage**  
Electric roller shutter door, power, lighting, personal door to side aspect.

