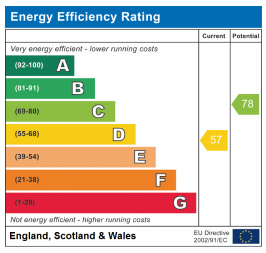

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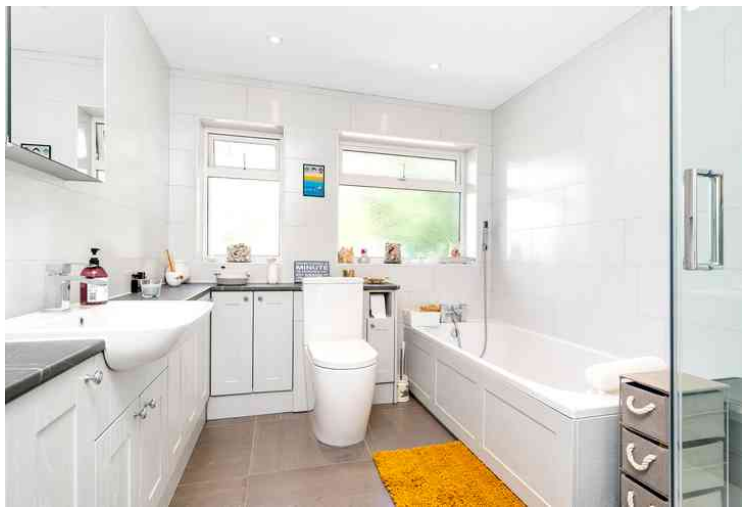
9 Lancaster Close, Old Hurst PE28 3BB

£495,000

- Spacious Detached Bungalow
- Living Room And Dining Room
- Extensive Rear Garden
- Desirable Cul De Sac Location
- Four Bedrooms
- Re Fitted Bathroom
- Double Garage And Ample Parking
- Village Location



UPVC Double Glazed Door To

Entrance Hall
Double glazed window to front, recessed down lighters, two radiators, laminate flooring, access to loft space.

Living Room
17' 9" x 13' 9" (5.41m x 4.19m)
Double glazed window to front, recessed down lighters, two radiators, central electric fire.

Dining Room
11' 10" x 9' 10" (3.61m x 3.00m)
Radiator, laminate flooring, sliding patio doors to:

Conservatory
10' 10" x 9' 5" (3.30m x 2.87m)
Of lean to construction with double glazed windows, tiled flooring, wall mounted heater, double glazed sliding patio door to garden.

Kitchen
13' 9" x 7' 7" (4.19m x 2.31m)
Double glazed window to rear, door to side, fitted in a range of base, drawer and wall mounted units, complementary work surfaces, tiled splash backs, one and a half bowl single drainer sink with mixer tap, integrated electric oven and hob with cooker hood, integrated dish washer, washing machine, tumble dryer and fridge, cupboard housing central heating boiler, tiled flooring with under floor heating.

Bedroom 1
13' 1" x 10' 2" (3.99m x 3.10m)
Double glazed window to rear, recessed down lighters, radiator, fitted wardrobes.

Bedroom 2
12' 10" x 9' 10" (3.91m x 3.00m)
Double glazed window to front, recessed down lighters, bridging unit, radiator.

Bedroom 3
10' 6" x 9' 10" (3.20m x 3.00m)
Double glazed window to front, radiator.

Bedroom 4
10' 2" x 6' 7" (3.10m x 2.01m)
Double glazed window to rear, recessed down lighters, radiator.

Family Bathroom
9' 10" x 7' 10" (3.00m x 2.39m)
Two double glazed windows to rear, fitted in a four piece suite comprising low level WC, vanity wash hand basin with counter tops and cupboards, panel bath, shower cubicle with drench style shower head and hand held attachment with tiled surrounds, chrome heated towel rail, tiled flooring with under floor heating.

Outside
The front garden is open plan and laid to lawn with path way leading to front door. The driveway provides ample off road parking and leads to the **Double Garage** with twin up and over doors. Side gated access leads to the large rear garden which is laid to lawn with mature shrubs, trees, outside lighting, tap, two sheds and a patio area.

Tenure
Freehold
Council Tax Band - E