

Jacobs & Hunt

37 OTTER WALK, PETERSFIELD, GU32 3FN
ASKING PRICE OF £395,000





A beautiful, bright and spacious three bedroom semi-detached house, newly built just over 4 years ago and situated in a quiet cul de sac, yet within easy walking distance of Petersfield town centre. The local schools are also within easy reach.

The current owners upgraded the specification of the house, which they bought from new, and the result is a luxurious home with a landscaped rear garden and a private driveway with parking for two cars.

The accommodation comprises;

Entrance hallway with stairs to first floor landing, cloakroom with ample hanging space. Fitted with Smart Alarm - controllable from your smart phone.

Sitting room to the front aspect and understairs cupboard.

Beautifully appointed kitchen/dining room with a double opening French doors to the rear patio. Selection of white wall and floor units, gas hob, extractor hood, double electric oven. Space for washing machine, dishwasher and fridge/freezer. LED downlighters, space for table and chairs.

The first floor landing gives access to a fully boarded and insulated loft.

Master bedroom with built in cupboard and a lovely three piece ensuite shower room. There are two further bedrooms, one being a double, and the third is ideal for a nursery or home office, and a three piece bathroom with shower over the bath.



To the front of the house is a private driveway with parking for two cars. The rear garden has been landscaped and offers a full width patio area with gate to the side. Dwarf brick walls lead to a raised lawn with flower beds, garden shed.

Double glazed - Gas central heating.

Remainder of NHBC guarantee.

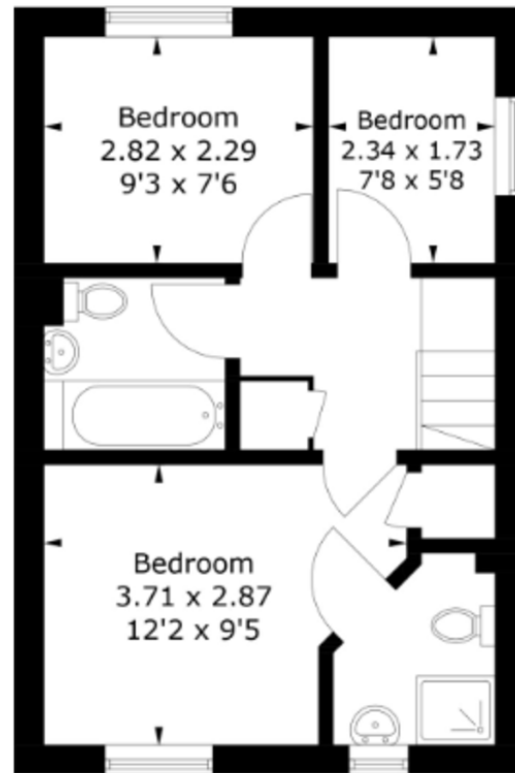
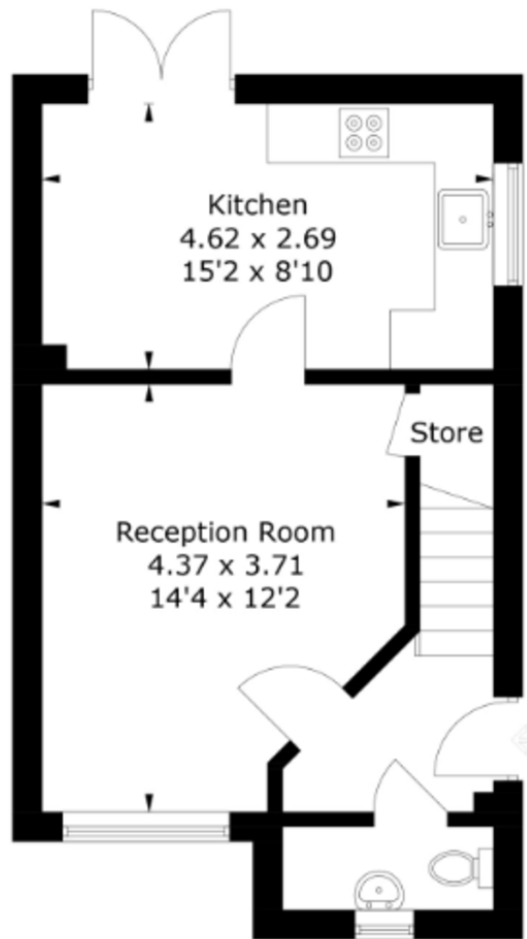
Freehold has been purchased.

EPC rating - B.

Viewing through the Vendors agent, Jacobs & Hunt.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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