

Jacobs & Hunt

42 NORTH ROAD, PETERSFIELD, GU32 2AX
ASKING PRICE OF £590,000





This beautiful home has been extended by the current owners and offers bright, spacious living accommodation on both floors and also features off road parking and a good sized garage with workshop area.

The house is located in North Road, a quiet cul de sac, being just a few minutes walk to Petersfield town centre and easy access to the mainline railway station, with the A3 just a few moments drive away.

The house internally offers a sitting room with open fireplace to the front aspect. The hallway leads to a large dining area with wooden floors which in turn opens to a fabulous reception room with vaulted ceiling and Velux skylights and bi-folding doors opening on to the rear garden. Two very large storage cupboards and a separate area currently utilised as a study.

Semi open-plan kitchen area with plumbing for washing machine and dishwasher, space for large gas range cooker and fridge/freezer.

Separate utility room with sink with space for tumble drier or washing machine. Downstairs WC.

Door leading to integral garage with electric garage door and additional door, with space for 1 car and then a side workshop area.

The first floor landing has a feature Velux skylight.

The principal bedroom suite is at the far end of the house and offers a beautifully proportioned room with vaulted ceiling with feature beams and electrically operated Velux



skylights. Double opening French windows with Juliette balcony overlooking the west facing garden. Two, large double built in wardrobes.

The ensuite shower offers a double width cubicle and ceramic tiling to floor and walls, WC & sink unit.

The second bedroom is also of an excellent size with two built-in wardrobes.

The third bedroom has a built in cupboard and overlooks the garden.

Very large Victorian style bathroom with freestanding, claw foot bathtub with shower over, WC and wash hand basin.

The rear garden is well enclosed with a terrace area with grass and is west facing. Side access to the front of the house. Large garden shed.

Gas fired central heating. Double glazed windows. Majority of the house was re-wired in 2005.

Mains water, electricity and sewage.

Council Tax Band C- £1662 per annum.

NO ONWARD CHAIN.

Please contact the Vendor's SOLE AGENTS Jacobs & Hunt to arrange a viewing/.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



North Road, Petersfield

Approximate Gross Internal Area (Including Garage)
177.3 sq m / 1908 sq ft

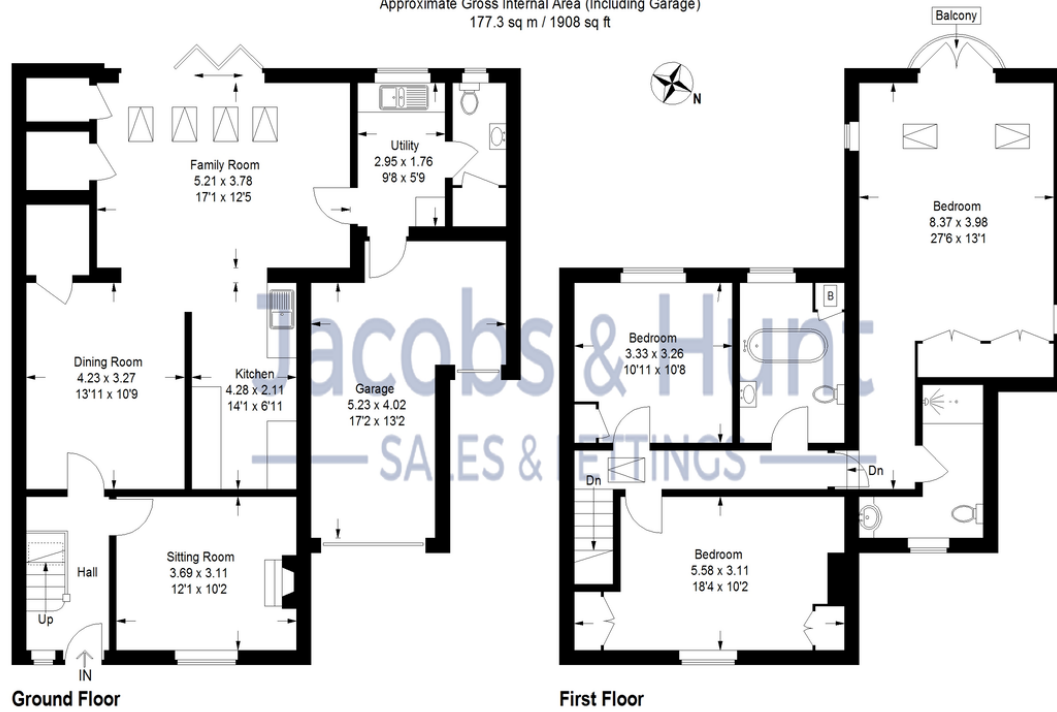
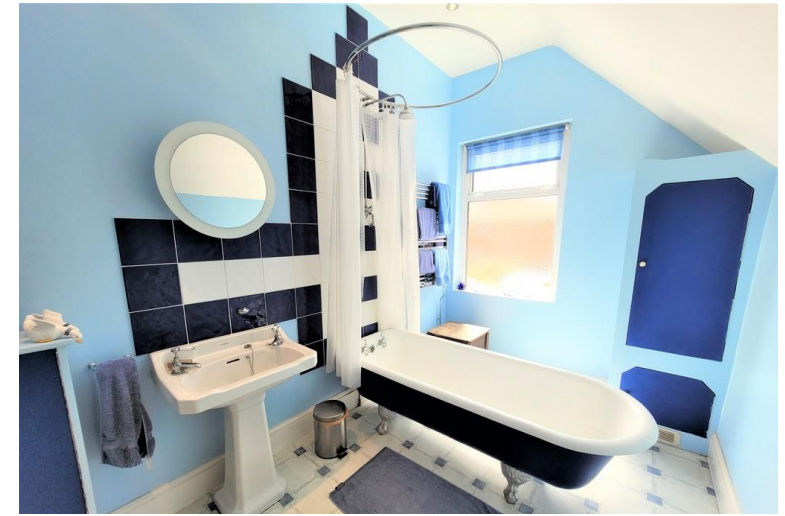


Illustration for identification purposes only, measurements are approximate, not to scale. (ID847130)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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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