Jacobs & Hunt

7 DITCH ACRE GROVE, CLANFIELD, WATERLOOVILLE, HAMPSHIRE, PO8 0ZD ASKING PRICE OF £475,000







Set in a small close in a no through road location on this popular development is this very well presented bright and spacious four bedroom family home in located in Clanfield village and within a comfortable distance of the village with all of the amenities that it has to offer.

This comfortable house of which two of the four bedrooms are large doubles and with the master bedroom featuring an ensuite shower room and built in wardrobes. The two further bedrooms are also generous in size.

To the ground floor and undoubtably one of the property's main features is a well appointed-Kitchen / dining room measuring in excess of 20ft in length. With space enough for a good size dining table the kitchen area benefits from a range of built in appliances that includes a double oven, dishwasher, washing machine and fridge / freezer. Fur ther accommodation to the ground floor includes the living room which measures in excess of 17 x 15 ft and features double doors that open onto its private and enclosed lawn garden. Completing the accommodation on the ground floor is a cloakroom W/C which is accessed from the spacious entrance hallway that greets you upon entering the building.

Externally and to the front is a well-kept lawn with a variety of planting and adjacent to this the property features on drive parking for circa.2 cars and this provides access to it garage with rear access in to the back garden.

The back garden is a private space being fully enclosed by panel fencing and features a generous size lawn and patio area. Services : Mains gas, water and electricity.

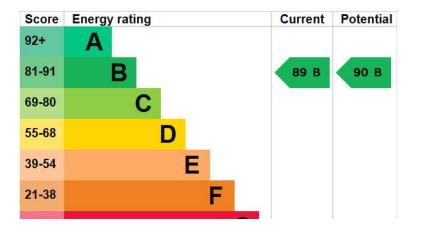
Council tax : Band E. £2585.82 for 2024 / 2025.

PLEASE CONTACT JACOBS AND HUNT FOR FURTHER INFORMATION. WE ARE OPEN 7 DAYS A WEEK FOR YOUR CONVINIENCE !











1ST FLOOR

752 sq.ft. (69.8 sq.m.) approx.



GROUND FLOOR

750 sq.ft. (69.7 sq.m.) approx.

TOTAL FLOOR AREA: 1502 sq.ft. (139.5 sq.m.) approx. While wwy atempt has been make to ensure the accuracy of the foopiers carbined new, measurements it does, webcas, scens out any within them are enjoyned and the topolositility is bleen for any ensure entrainers or min-determent. This plan is the floorism perpension only and alroad be used as such by any properties partners. This plan is the floorism perpension of the loss have not been stated and no guaracterie as to then comparising or othorized carbin perpension of any and the state of the any and the Market with Maragement Carbin perpension.

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26 La vant 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 are 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

