





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 undoubtedly 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. Further 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.

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



1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq ft. (139.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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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 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

