



Luker Drive, Hampshire

Price Guide £475,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Luker Drive, Hampshire

Williams of Petersfield are delighted to be offering this wonderfully presented three bedroom house in the popular Rams Hill development. The property has the benefit of a loft conversion offering additional space over similar properties on the estate. It is located adjacent to the park which makes gives it a wonderful outlook and it will be of particular interest to families.

The kitchen is spacious (having been extended from the original layout) and is equipped with a built in oven, gas hob and integrated dishwasher. There is also plumbing for a washing machine and space for a fridge freezer.

The living room is light and airy and opens into the conservatory which adds excellent space for a dining room. This room in turn leads out into the very low maintenance rear garden which, although small, enjoys evening sunshine and has additional paved space to the side of the house which would make for good storage.

On the first floor you will find bedrooms two and three. Both rooms are double in size and have built in double wardrobes. The first floor is completed by the family bathroom which features a bath (with shower over), a w.c. and a wash basin.

On the second (top) floor is the master bedroom. It has large sliding door wardrobes and access to eaves storage. There is also a very modern en-suite shower room with shower cubicle, w.c. and wash basin. This wonderful home further benefits from having gas central heating, double glazing a garage and parking in front.

EPC - C

Council Tax - D



Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority

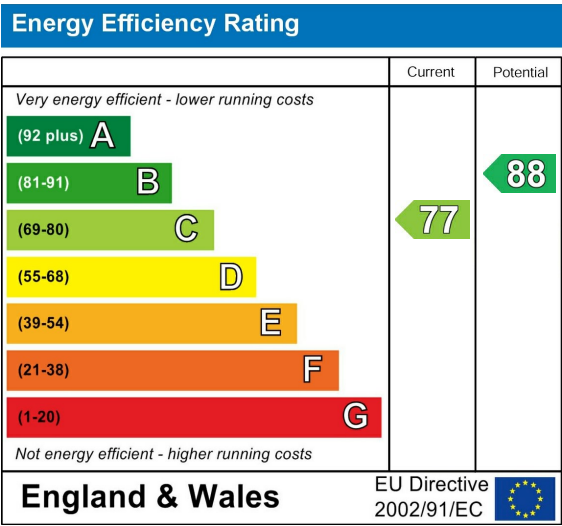
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

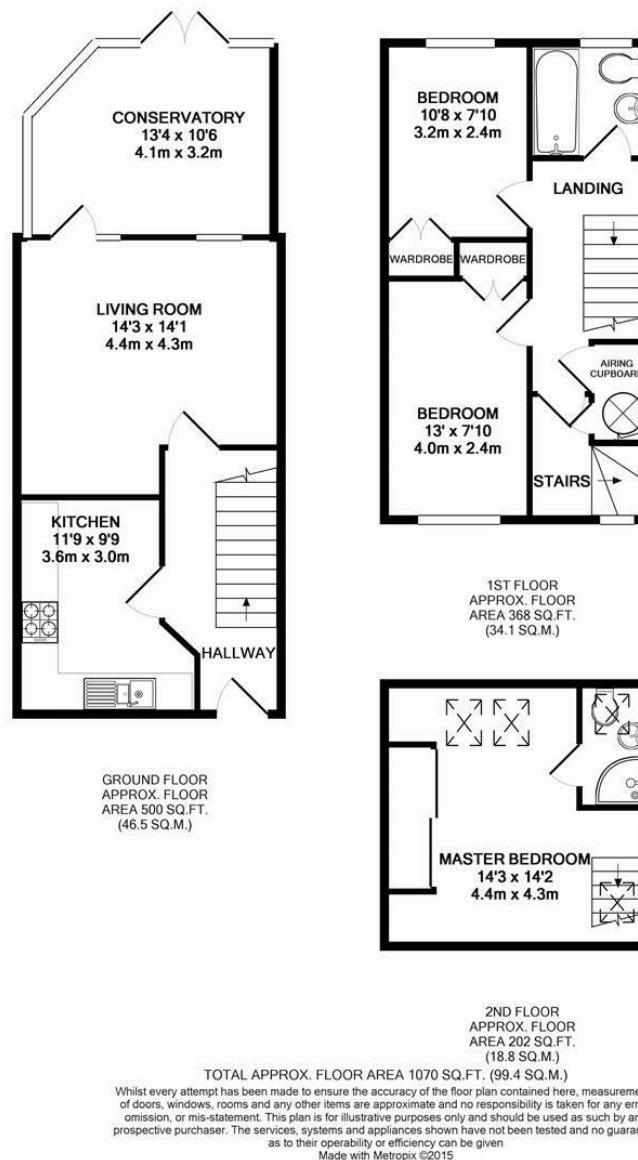
Additional Information

All main services

Tenure

Freehold





Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.