

Claire Gardens, Waterlooville

Price Guide £525,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Claire Gardens, Waterlooville

Williams of Petersfield are pleased to offer this well-presented, modern three-bedroom detached bungalow, ideally positioned within a popular residential area close to local shops, schools and bus routes.

The accommodation is arranged around a spacious central hallway, providing access to three bedrooms, each benefiting from underfloor heating. The principal bedroom enjoys a front-facing aspect and is complemented by a stylish en-suite shower room featuring a drench-style shower. A contemporary family bathroom serves the remaining bedrooms and is fitted with a white suite, including a panelled bath with shower over and useful built-in storage.

The living room is bright and inviting, with a side aspect window and ceiling spotlights, and opens via twin doors into an impressive open-plan kitchen/dining room. This space is well equipped with a range of eye and base level units, integrated appliances and a central island, making it ideal for both everyday living and entertaining.

Outside, the property offers a brick-paved driveway providing off-road parking for several vehicles, alongside a substantial double garage with remote-controlled door, power, lighting and rear access. The enclosed garden is predominantly laid to lawn and features a generous patio area that wraps around the property, complemented by raised flower beds, established shrubs and external lighting.

A viewing is highly recommended to fully appreciate the quality and setting of this attractive home.







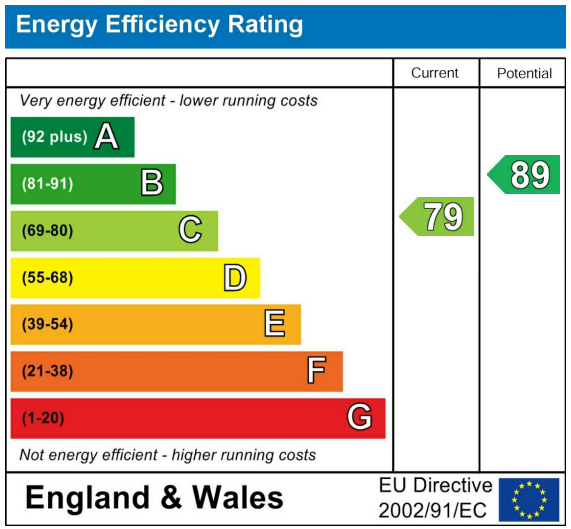


Location - Clanfield
Clanfield is located in the south of East Hampshire, it is situated about 12 miles North of Portsmouth and six miles South of Petersfield and offers excellent access to the main A3 Motorway. It is a semi-rural village with three sides of the village joined by fields including Queen Elizabeth Country Park. Clanfield consists of two parts Old Clanfield and New Clanfield, Old Clanfield benefits from a local public house offering fantastic home cooked meals, convenience store and takeaways. New Clanfield benefits from newsagent, greengrocer, takeaways, butcher, optician, hardware store, hairdressers, coop and popular wine bar. Clanfield offers two schools, Petersgate Infant and Clanfield Juniors. There is a good bus route offering frequent services to the nearby town of Petersfield and popular Gunwharf Quays in Portsmouth.

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

Tenure
Freehold

Additional Information
EPC - C
Tax Band - D







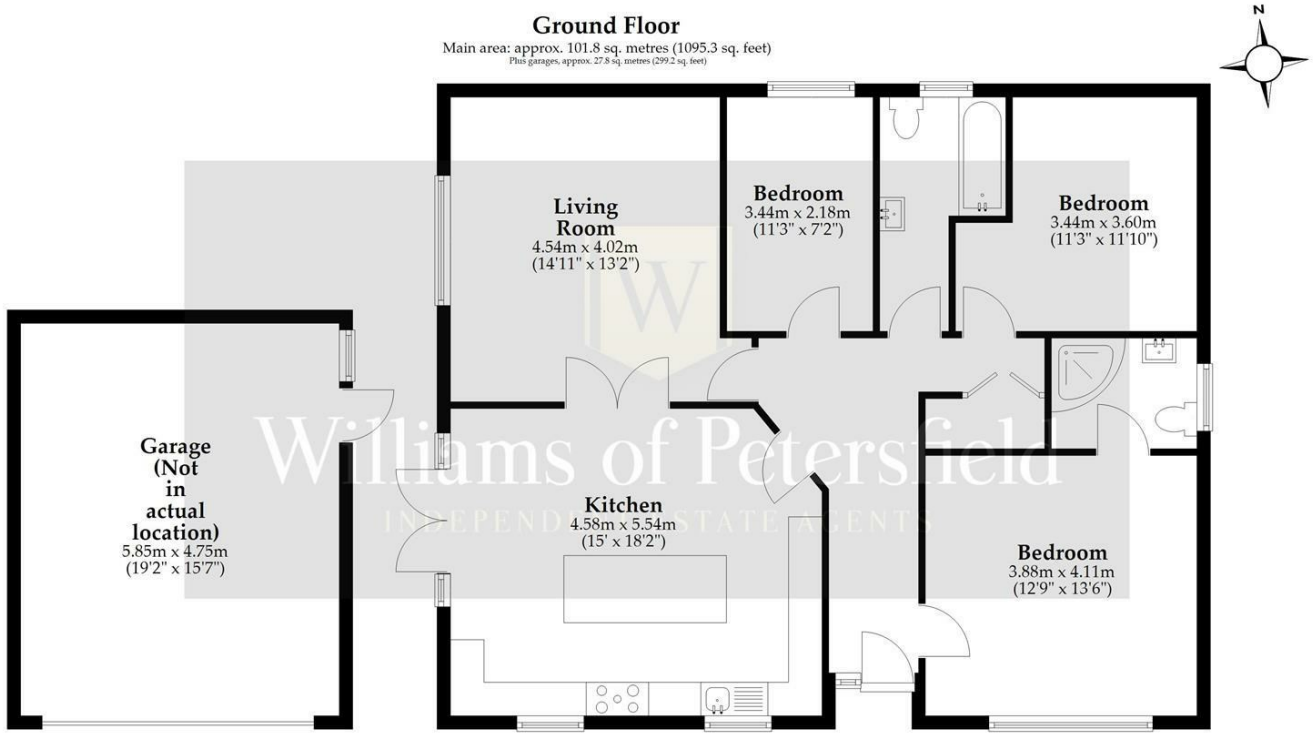








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Main area: Approx. 101.8 sq. metres (1095.3 sq. feet)
Plus garages, approx. 27.8 sq. metres (299.2 sq. feet)

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