



Astons
of Sussex
Residential Sales & Lettings



13 Sunnymead Drive, Waterloo, PO7 6BN

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Guide Price £395,000

MODERNISED three bedroom semi detached bungalow with stylish OPEN PLAN living, 100ft rear garden, DETACHED GARAGE, ample OFF ROAD parking and excellent scope for extensions, subject to consents.

Having undergone a comprehensive programme of modernisation, this attractive three-bedroom semi-detached bungalow offers stylish, versatile and single-storey living in a popular Waterlooville location.

On entering, the bright and welcoming hallway provides access to all principal accommodation. There are three bedrooms, a modern shower room and an impressive open-plan kitchen/dining/sitting room which forms the real heart of the home. The front bedroom is a particularly attractive room, featuring a characterful bow window which allows plenty of natural light, complemented by tasteful downlighting to the side table areas. The second front bedroom is also a comfortable double, while the third bedroom is a well-proportioned single, making the property equally suited to families, couples or those looking for flexible home office or guest accommodation.

To the rear, the property has been thoughtfully opened up to create a bright, sociable and inviting living space. The modern kitchen features contrasting wall and base units, complemented by stone-effect work surfaces. A return drop-down dining table creates a clever transition between the dining and sitting areas while maintaining the open-plan feel. Integrated appliances include an oven and hob, slimline dishwasher and washer/dryer.



The sitting room enjoys direct access onto a substantial decked terrace, creating a fantastic connection between the indoor and outdoor spaces and providing an ideal setting for entertaining or relaxing during the warmer months. The rear garden extends to approximately 100ft and is currently a genuine blank canvas, offering considerable potential for landscaping and creating a garden tailored to the new owner's requirements.

Further benefits include a detached garage with a newly fitted up-and-over door and driveway parking for multiple vehicles.

The modernisation has extended beyond the cosmetic, with the property having been completely rewired and also benefiting from new windows, a new front door and a modern combination boiler.

Overall, this is a superb opportunity to acquire a genuinely turnkey bungalow, combining contemporary open-plan living with generous outside space, excellent parking and the flexibility of three bedrooms.

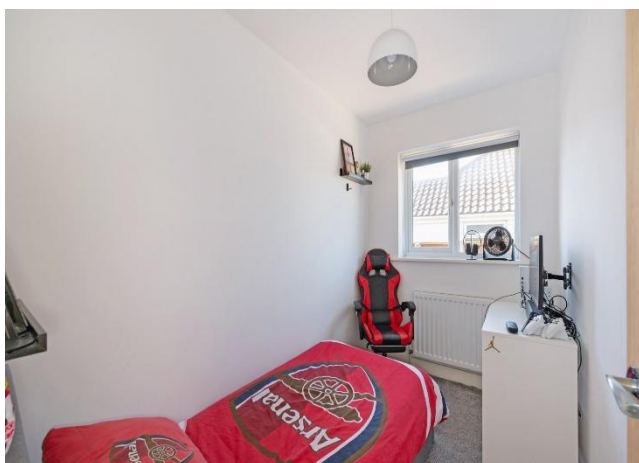
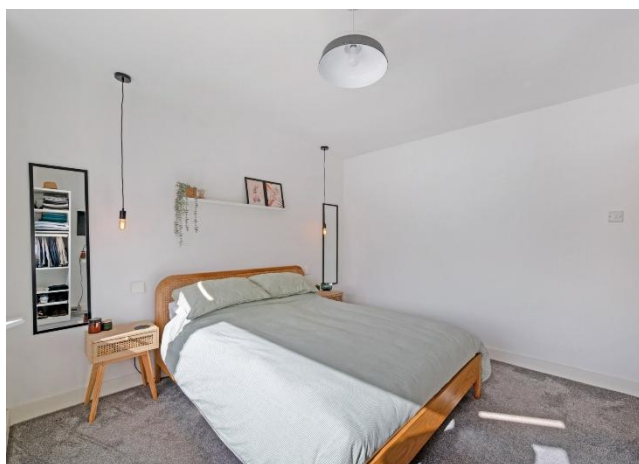
Tenure Freehold | **Council Tax Band** C | **EPC** D

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

Note

Please be advised that the vendor is an employee of Astons of Sussex.

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.

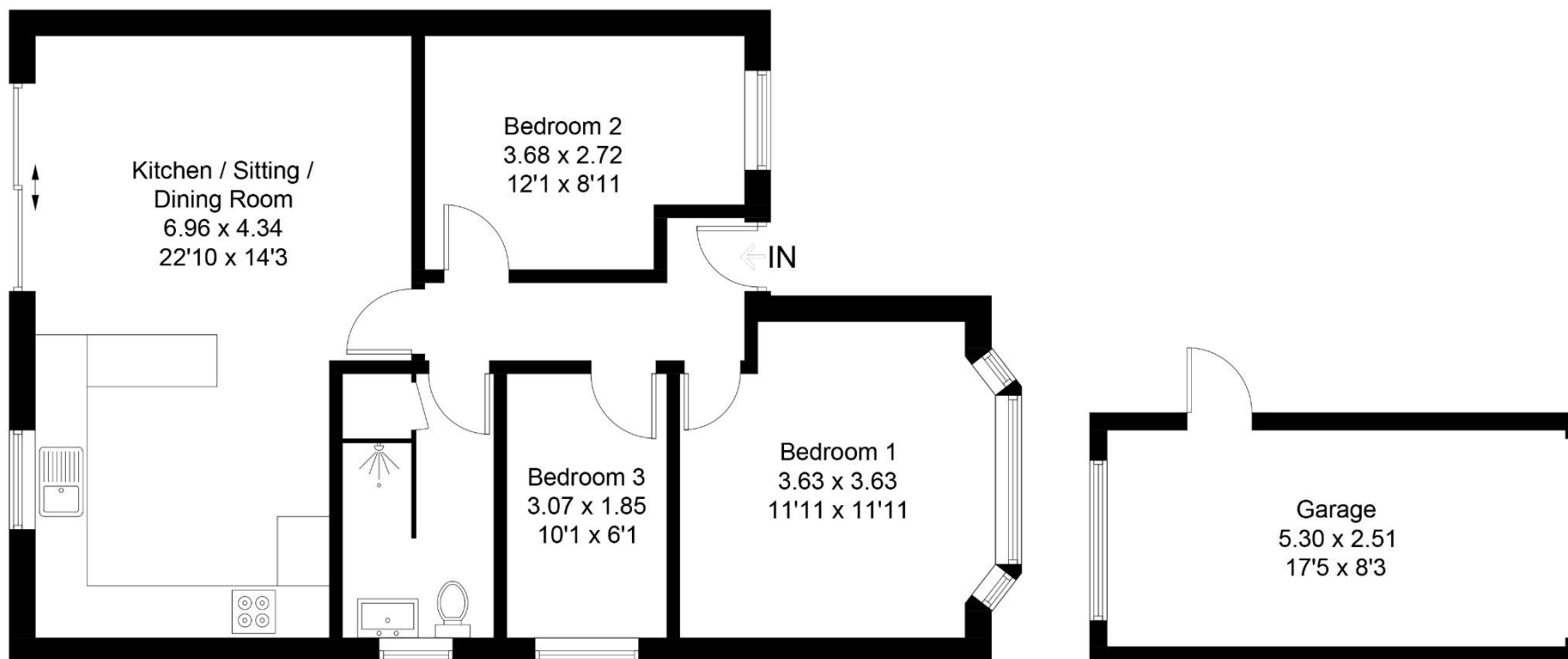


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Approximate Gross Internal Area = 67.6 sq m / 728 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 80.8 sq m / 870 sq ft



(Not Shown In Actual
Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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