

# Hazel Copse

Hambrook PO18 8EQ



- Modern Semi-Detached House
- Three Bedrooms
- Ensuite Master Bedroom
- Cul de Sac Location
- Two Allocated Parking Spaces

**£330,000**

*Freehold*

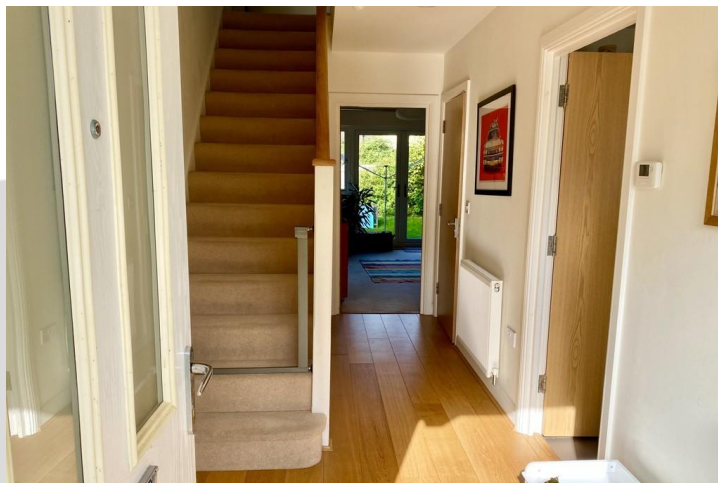
A well appointed semi-detached house in a desirable cul de sac location in Hambrook. With a stylish and modern feel, this property will perfectly suit a couple or family looking for a quiet semi-rural location. It is also being offered with no forward chain.

# Semi-Detached House

3 Bedrooms | 2 Bathrooms

## APPROACH

The house has an attractive lawned front garden, with flower beds, and side access to the garden. There are also two allocated parking spaces outside the front of the house.



## ENTRANCE HALL

The house has a welcoming hallway, with the wooden floors, smooth walls and ceilings all contributing to the sense of light and space. There is also a spacious storage cupboard under the stairs.

## KITCHEN

The kitchen is modern and sleek in design comprising white gloss units set below and above a dark laminate work surface. The appliances are integrated and include a four hob gas stove with stainless steel hood over, and a stainless steel sink positioned below the window overlooking the front aspect of the property. The kitchen has a lovely finish to it including grey floor tiles.



## LIVING ROOM

The living area is located to the rear of the ground floor with access through double doors into the garden. The room is therefore very light and its sense of space is amplified by the smooth walls and ceiling which have spotlights as well as a central light fitting.



## CLOAKROOM

The downstairs cloakroom has space for coats and shoes as well as housing a low level WC and hand basin.



## MASTER BEDROOM

The master bedroom is nicely designed with wardrobe space separating the main bedroom from the en suite which creates a sense of luxury.

## EN SUITE SHOWER ROOM

The en suite comprises a large wash basin, low level WC and walk in shower cubicle with mains shower. It also has a storage cupboard and wall fitted mirror.

## BEDROOM TWO EN SUITE

The second bedroom is another spacious double bedroom, currently used as a twin bedroom. It also has a door through to the family bathroom, making it the second en suite bedroom in the house.

## BEDROOM/STUDY

The third bedroom would make a comfortable single bedroom or a study.

## BATHROOM

The family bathroom can also be accessed from the upstairs landing, meaning it can be used as a bathroom for the third bedroom as well as an en suite for bedroom three. With tiled floor and partially tiled walls it comprises a low level WC, hand basin and bath with shower attachment over and shower screen.

## GARDEN

The rear garden is mainly laid to lawn with a paved area immediately to the rear of the property and along the side access. It is fully enclosed by fencing and there is a garden shed as well as shrubs around the perimeter of the garden.

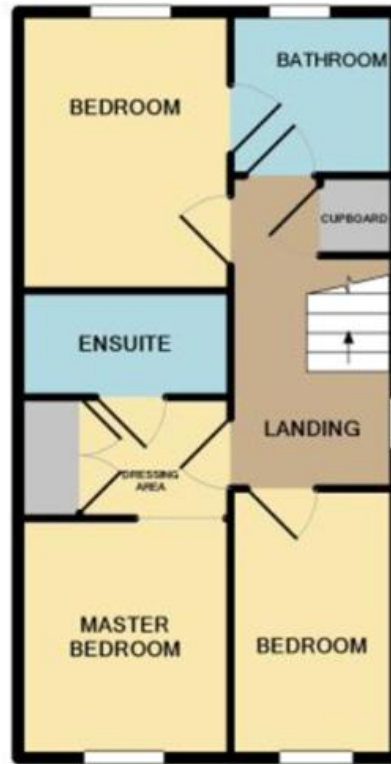
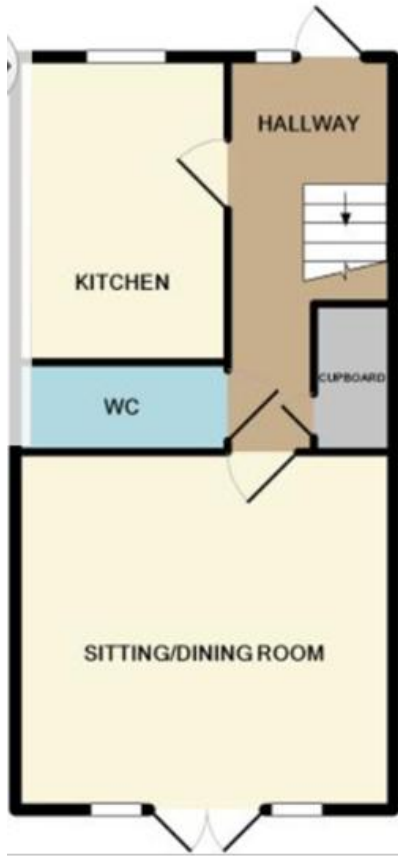
Hazle & Co are advised that all mains services are connected.

*Council Tax Band: D*

*Local Authority: Chichester District Council*

*Directions: Leave Emsworth on the A259 towards Southbourne. Continue for two and half miles through Nutbourne then turn left into Broad Road. Drive for another 0.5 miles, turn right into The Avenue. Hazel Copse can be found at the end of the road on the right. Number 5 is towards the end of the cul de sac on the left.*





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

# Hazle & Co

