



**Hulbert Road, Waterlooville PO7 7NX**

**welcome to**

## **Hulbert Road, Waterlooville**

Spacious five bed detached home near Waterlooville Centre. No chain. Versatile living space, modern kitchen, driveway, double garage, private garden, en-suite to master - ideal for families.

### **Entrance Hall**

Double glazed window to front aspect. Stairs leading to first floor with under stair storage. Radiator. Doors to:

### **Cloakroom**

Double glazed window to side aspect. Low level WC, wash hand basin over vanity unit.

### **Lounge**

Double glazed window to front and side aspects. Carpet flooring, two radiators. Feature fireplace with brick surround, hearth and mantel over. Double doors to dining room.

### **Kitchen**

Double glazed window to rear aspect. Range of wall and base cupboards and drawers with wood block work surface over, incorporating inset sink with mixer tap over. Low level oven, electric hob with extractor hood over, space for upright fridge/freezer, washing machine and dishwasher. Laminate flooring, wall mounted boiler.

### **Dining Room**

Double glazed window to side aspect. Carpet flooring, radiator. Door to office/study.

### **Bedroom Five**

Double glazed window to rear aspect. Carpet flooring, two radiators. Door to rear garden, door to side.

### **Office/Study**

Double glazed window to rear aspect. Door to rear garden. Carpet and laminate flooring, radiator.

### **First Floor Landing**

Double glazed window to side aspect. Storage cupboard. Doors to:

### **Bedroom One**

Double glazed window to front aspect. Carpet flooring, radiator. Door to en-suite shower room.

### **En-Suite**

Double glazed window to front aspect. Tiled shower, pedestal wash hand basin and low level WC. Radiator.

### **Bedroom Two**

Double glazed window to side aspect. Carpet flooring, radiator, built in wardrobe. Door to dressing room.

### **Dressing Room**

Double glazed windows to rear and side aspects. Carpet flooring, radiator.

### **Bedroom Three**

Double glazed window to side aspect. Carpet flooring, radiator.

### **Bedroom Four**

Double glazed windows to rear and side aspects. Carpet flooring, radiator.

### **Bathroom**

Double glazed window to side aspect. Panel enclosed bath with shower over, low level WC, wash hand basin set over vanity unit. Tiled floor and walls, heated towel rail.

### **Outside**

#### **Front**

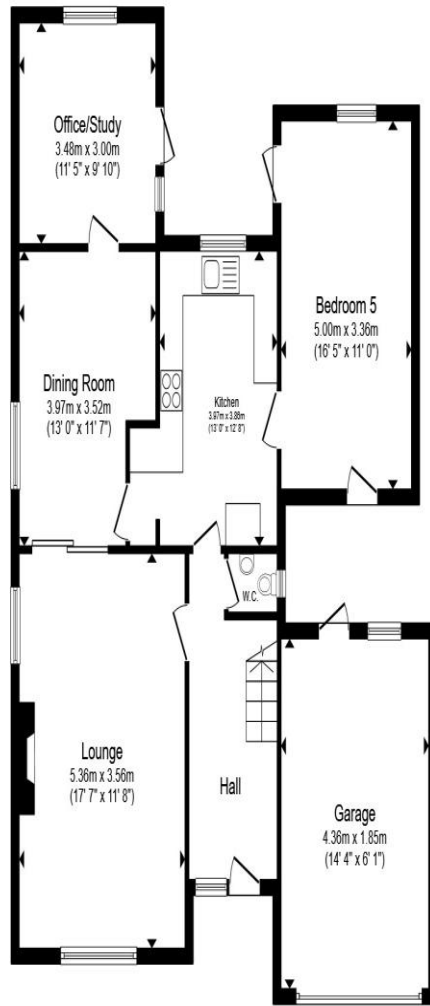
Laid to lawn and driveway, providing off road parking, leading to double garage.

#### **Double Garage**

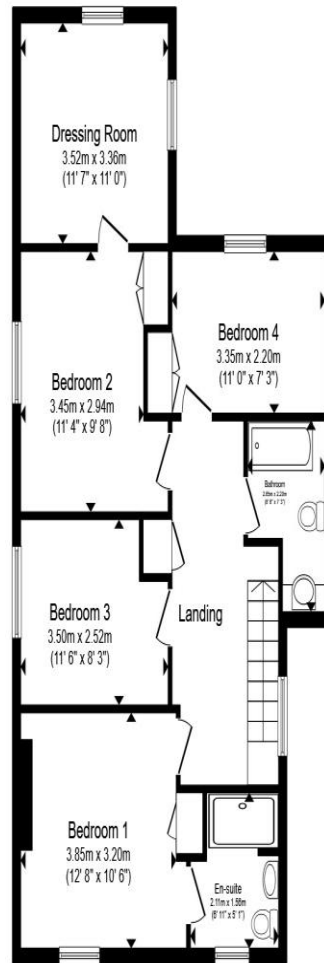
Electric roller up and over door. Power and light. Double glazed window to rear aspect and personal door to garden.

#### **Rear Garden**

Enclosed by panel fencing and mature shrubs. Laid to lawn with patio area. Side pedestrian access to front.



**Ground Floor**



**First Floor**

Total floor area 187.6 m<sup>2</sup> (2,019 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Hulbert Road,**  
**Waterlooville**

- No Onward Chain
- Five Bedrooms
- En-Suite to Master Bed
- Three Reception Rooms
- Driveway & Double Garage

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

guide price

**£550,000**



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Property Ref:  
WLV109691 - 0002

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