



170 Stakes Hill Road  
'Stakes', Waterlooville, PO7 7BS

Asking price £445,000



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## Welcome to Stakes Hill Road...

Situated in a quiet position, tucked off of the road, is the larger-than-average three bedroom semi-detached home. Boasting sizeable front and rear gardens, plus a double garage with electric roller door and plenty of internal living accommodation... this is an ideal forever home! Just a 30 second walk from both St Peters and Oaklands Catholic Schools and it's just a few yards further for Crookhorn Secondary School - ideal for families!

Entering via the entrance porch and subsequently the wooden front door, you arrive in the spacious and bright hallway which has a turning staircase to the first floor and doors to the ground floor rooms which has a fantastic flow to it!

The cloakroom has been replaced in recent years and is fitted with a low-level flush WC and wash hand basin and finished with modern tiling.

The lounge occupies the front of the property, with a large window overlooking the front gardens and there is a gas fireplace with LED lighting surround. creating a lovely focal point. The lounge has an open archway through to the dining room, which can also be accessed from the kitchen. The dining room has double oak-framed doors in to the conservatory and has plenty of space for a large dining table.

The kitchen occupies the rear of the property and has a window overlooking the rear garden. The kitchen itself is fitted with a range of high-gloss wall and base units with a range of integrated appliances including a fridge freezer, double electric oven and gas hob.. There is space and plumbing for freestanding laundry

appliances.

The conservatory is a really pleasant and peaceful room, with French Doors on to the garden. There is an electric heater here and has 360 degree double glazing, to really admire your garden during all weathers.

On the first floor there are three double bedrooms - which is unusual for three bedroom homes especially in a newer build - and a large four-piece family bathroom. Each bedroom has fitted wardrobe space and a window to the respective elevation, each finished with carpet. The bathroom is fitted with a panel enclosed bath, low-level flush WC, wash hand basin and separate shower cubicle and this is finished also with modern tiling and an obscured window to the front elevation.

Externally the rear garden is a lovely size and offers a patio seating area, an area laid to lawn, established planting borders with mature shrubs and small tree's and also a wooden garden shed at the base of the garden. There is also front to rear pedestrian side access and an outside tap and power.

To the front, there is a dropped kerb providing vehicular access to the tarmac'd driveway and the double garage. The garage has an electric roller door and offers further sheltered off-road parking and it is power and lighting.

Viewings are STRICTLY by appointment only but are available 7 days a week with pre-booking...  
JOINED TO THE NEIGHBOURING PROPERTY AT ROOF LEVEL ONLY - NO PARTY WALL.

Location

This home is set back off of Stakes Hill Road and actually is positioned in the mouth of Durham Gardens - a popular, quiet cul-de-sac. As a result, the property has a leafy outlook and quiet setting but is within a 30 second walk of highly-thought-of local schooling. Waterlooville town centre is just a couple of minutes drive away and has several large supermarkets, coffee shops, pubs, hairdressers, restaurants and more! The A3M is a short 3 minute drive, giving easy connections for commuters to London and into Portsmouth and Southampton...



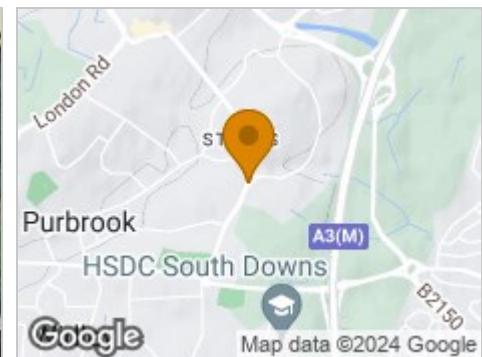
## Road Map



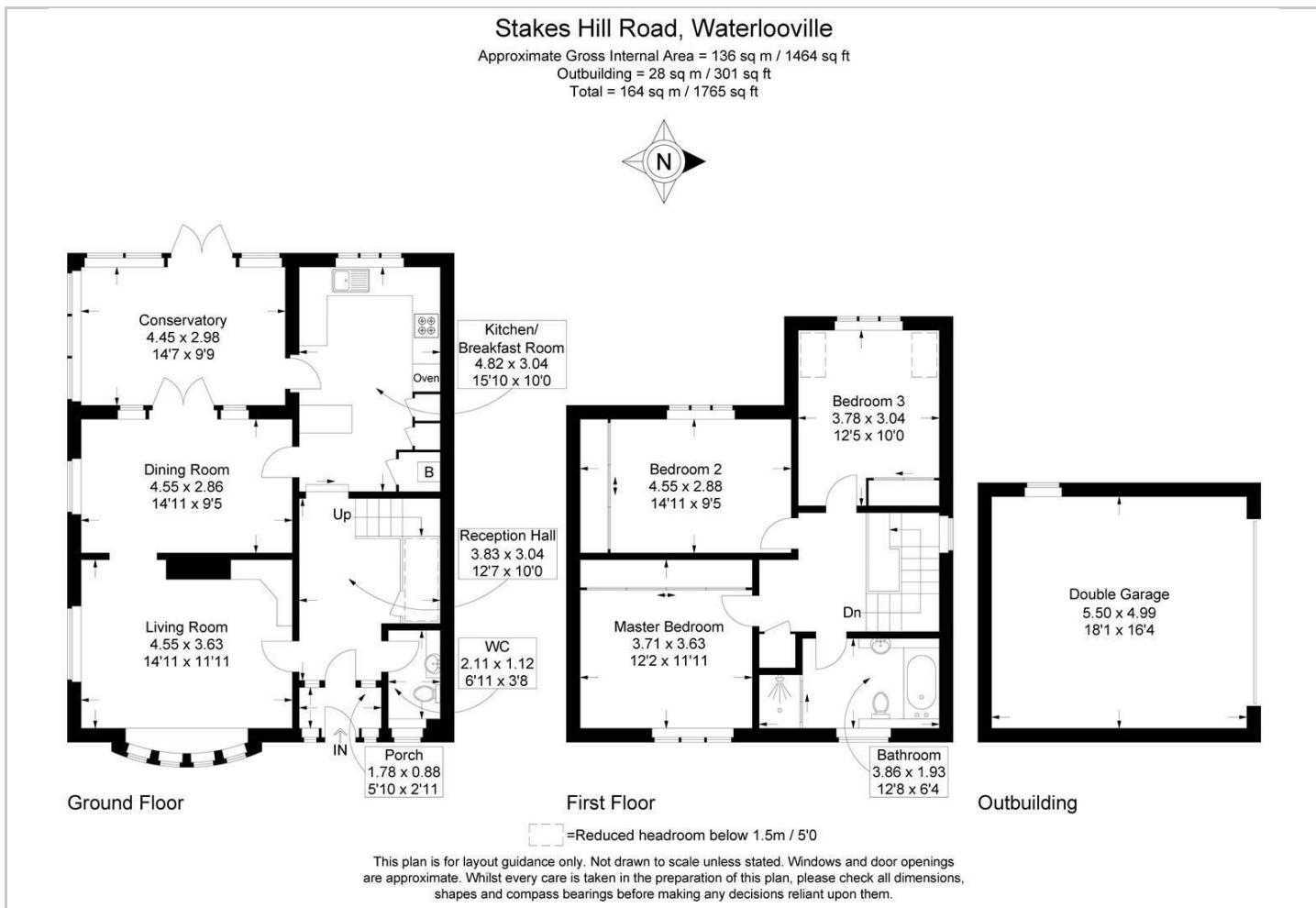
## Hybrid Map



## Terrain Map



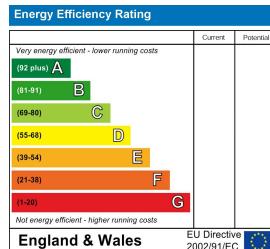
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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