



## 86 Newbarn Road

Bedhampton, Havant, PO9 3PY

Offers in excess of £325,000



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## Welcome to Newbarn Road...

This sleek and stylish two bedroom semi-detached home is more than meets the eye from outside and viewing is advised to truly appreciate what is on offer for sale... The kitchen diner is just incredible in our opinion and would make a truly stunning first home!

Entering via the front door, you arrive in a spacious hallway, complete with decorative panelling, with stairs to the first floor and doors to all ground floor rooms. The downstairs cloakroom is fitted with a low-level flush WC and wash hand basin and finished with tiling.

The lounge is a cosy sanctuary with plenty of room for a sofa suite, TV and telephone points and double glazed window overlooking the front elevation. The room is finished with carpet.

The heart of the home truly is the size-able and modern kitchen diner stretching across the rear of the home having previously been extended. The kitchen itself is fitted with a range of high-gloss wall and base units with a range of integrated appliances including double electric ovens, integrated fridge and freezer, dishwasher, inset stainless steel sink and there is even a gas hob and wine cooler fitted into the kitchen island! The island also has breakfast-bar style seating which is perfect for entertaining and with those amazing bi-folding doors on to the garden, it really brings outside in. The room itself has further TV points, room for a dining table, LED spot-lighting and is finished with porcelain tiled flooring.

On the first floor there are two double bedrooms, each with a window to their respective elevation,

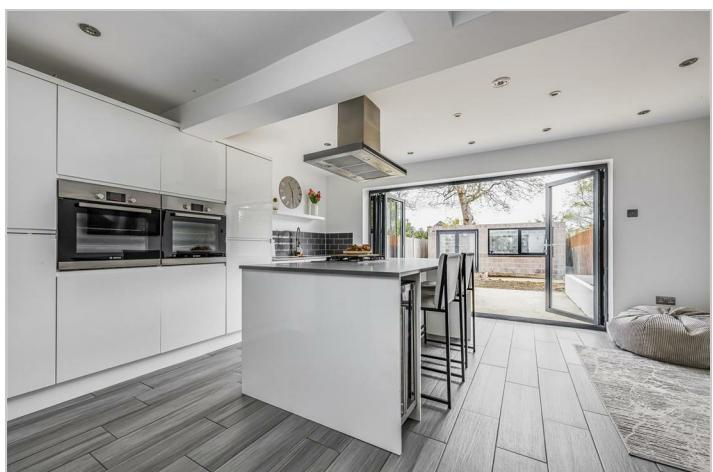
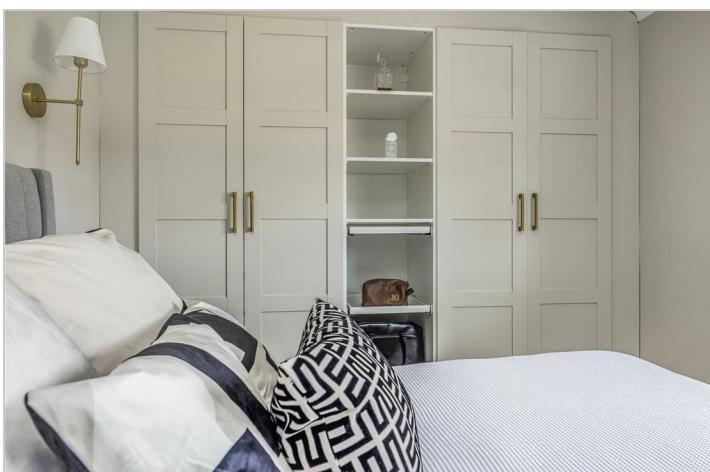
spotlighting and more stylish decorative panelling. There are fitted wardrobes in the Master Bedroom and further freestanding wardrobes in bedroom 2.

The shower room is one of our favourite rooms in the house, with a Vaulted ceiling and Velux skylight. The shower itself is a double walk-in shower cubicle finished with stylish gold trim and rainfall shower. There is a Vanity sink with storage and LED mirror and low-level flush WC; plus obscured window to the rear.

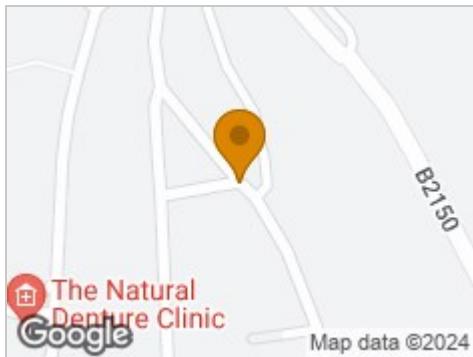
Externally the property just needs finishing touches to landscape the rear garden to taste. The garden room is almost finished, with doors and windows and it even has a data and power line run to it, it just needs a new prospective buyer to complete to their taste with roof and internal works. The rest of the garden has room for lawn, or artificial turf if low-maintenance is preferred, and a good-sized seating area off the back of the kitchen diner. There is also pedestrian side access from the front of the property.

The front of the property is currently laid with gravel; a different covering could be added by the new owners.

**VIEWINGS ARE STRICTLY BY APPOINTMENT BUT AVAILABLE 7 DAYS A WEEK WITH PRE-BOOKING...**



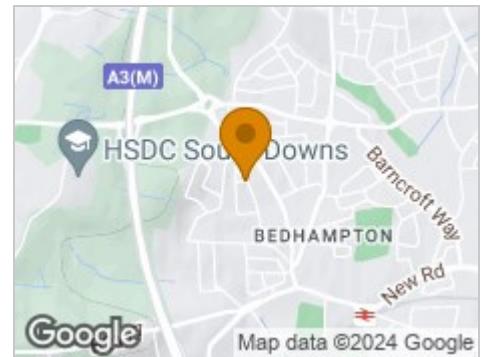
## Road Map



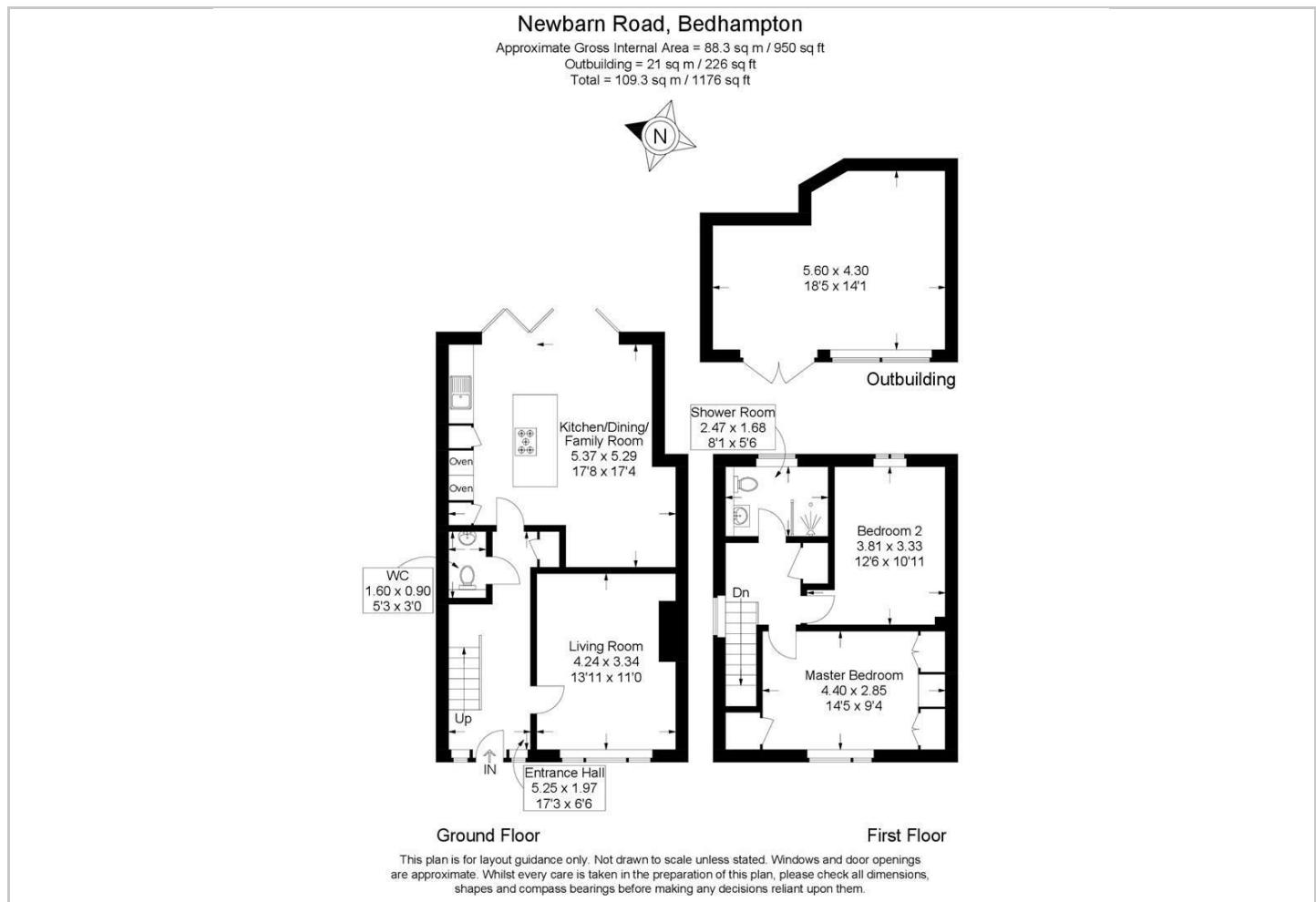
## Hybrid Map



## Terrain Map



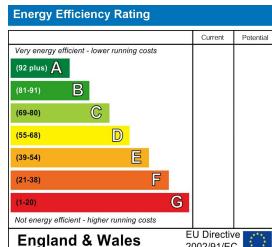
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.