





AT A GLANCE

Extended Semi-Detached Home

Three Generous Bedrooms

Modern Family Bathroom

Living Room Separate & Dining Room

Modern Kitchen / Breakfast Room

Garage In Nearby Row

Conservatory Opening Onto Garden

Utility Room & Garden Shed

Landscaped Gardens On Three Sides

Low Maintenance & South Facing





ABOUT THE PROPERTY

Nestled in the tranquil Spinney Close of Waterlooville, this charming semi-detached house offers a delightful blend of comfort and convenience.

Spanning an impressive 1,300 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

You are welcomed into a spacious reception room that provides a warm and inviting atmosphere.

The generous kitchen and breakfast room is perfect for casual dining, while the adjoining dining room offers an excellent setting for more formal gatherings.

A utility room adds to the practicality of the home, ensuring that everyday tasks are easily managed.





ABOUT THE PROPERTY

One of the standout features of this property is the conservatory, which opens directly onto the south-facing garden. This discreet outdoor space wraps around three sides of the house, providing a low-maintenance area for relaxation and enjoyment, whether you wish to entertain guests or simply unwind in the sun.

Additionally, the property includes a garage and a garden shed, offering ample storage solutions. Built between 1970 and 1979, this home combines classic charm with modern living, making it a wonderful choice for those looking to settle in a peaceful neighbourhood.

In summary, this semi-detached house on Spinney Close presents a fantastic opportunity to acquire a spacious and well-appointed family home in Waterlooville.

With its well-presented accommodation and garden, it is a property not to be missed.







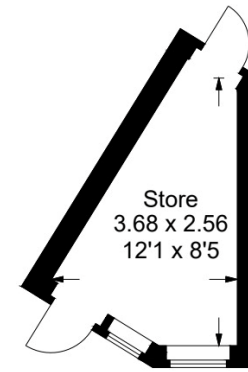


Spinney Close, Cowplain

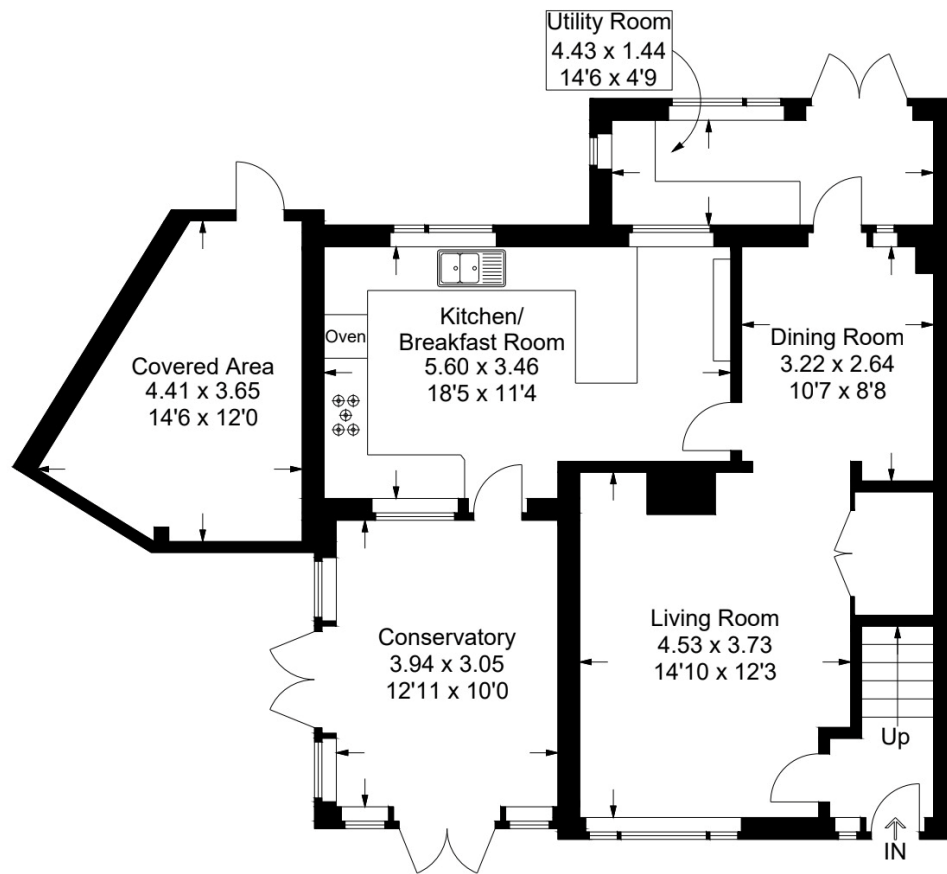
Approximate Gross Internal Area = 137.7 sq m / 1482 sq ft

Outbuilding = 6.8 sq m / 73 sq ft

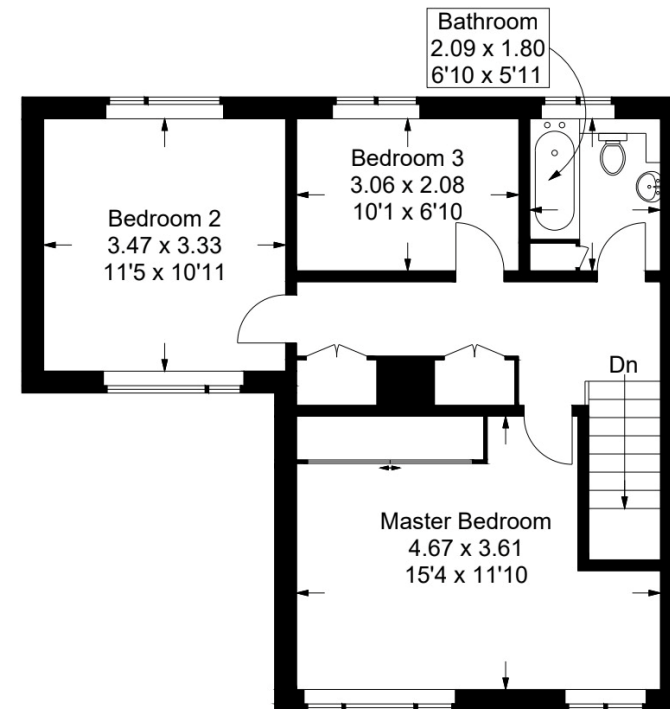
Total = 144.5 sq m / 1555 sq ft



Outbuilding



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION

Cowplain, Hampshire

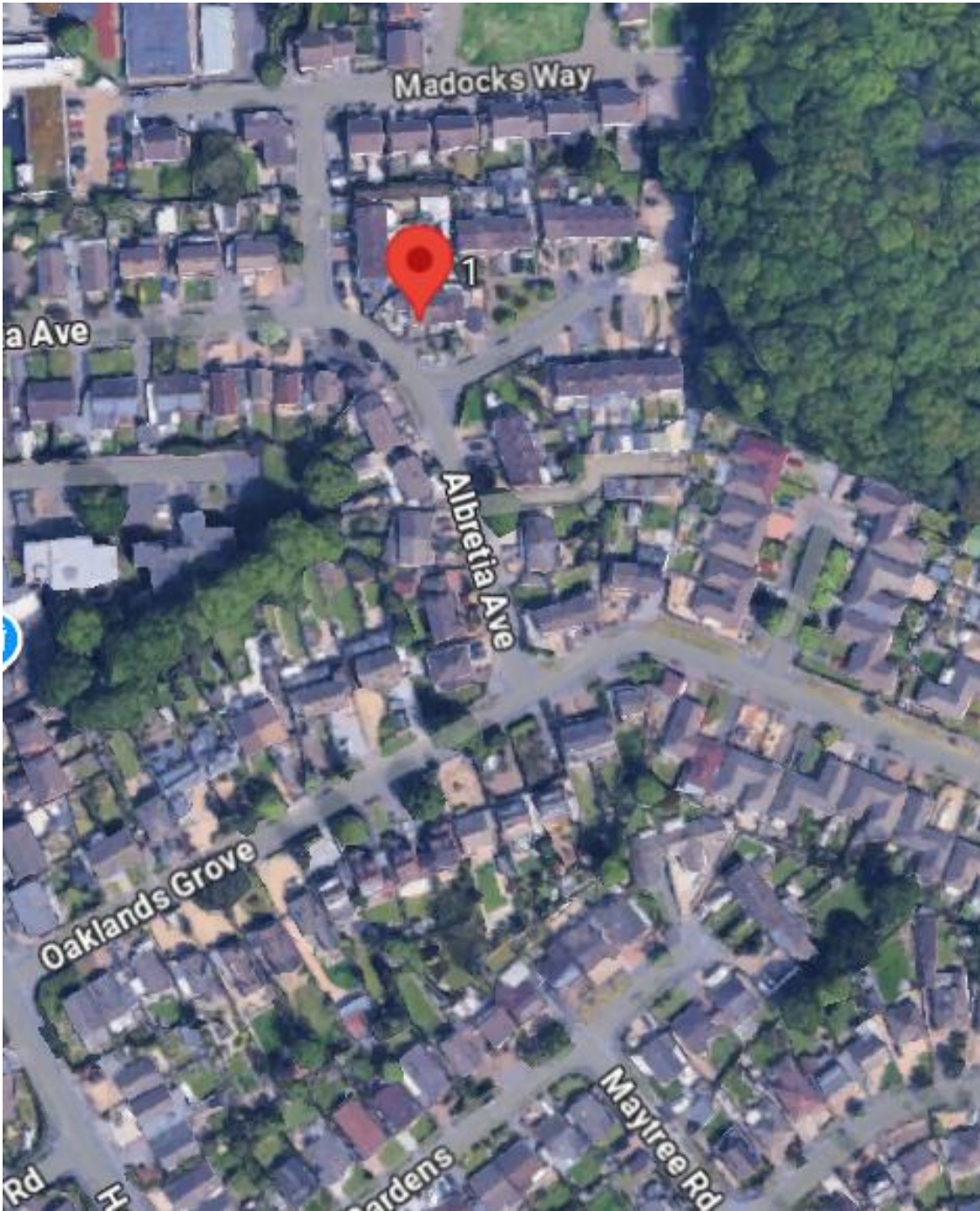
Situated in the popular residential village of Cowplain, this property enjoys a convenient yet peaceful setting, ideal for families and commuters alike. The area is well regarded for its strong community feel, excellent local schooling, and easy access to both town and countryside.

Cowplain offers a range of everyday amenities including local shops, cafés, and healthcare facilities, while the nearby centre of Waterlooville provides a more extensive selection of retail, dining, and leisure options.

For those who enjoy the outdoors, the property is ideally positioned close to the stunning South Downs National Park, offering miles of scenic walking, cycling, and recreational opportunities. Additional green spaces such as Queen's Inclosure provide further appeal for families and dog walkers.

Education

The area is particularly popular with families due to its excellent choice of schools. Well-regarded primary options include Padnell Infant and Junior Schools, Hart Plain Infant and Junior Schools, and Queen's Inclosure Primary School.





THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



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