ROK MARSH

19 Angus Way

, Waterlooville, PO7 7FL

Guide price £400,000

This impressive semi-detached house offers a perfect blend of modern living and family comfort. Featuring four well-proportioned bedrooms, including a versatile loft room that serves as a fifth bedroom, three reception rooms, three bathrooms, utility space, ample parking and garage.

A generous 19ft lounge complete with a charming feature fireplace and delightful woodland views, creating a warm and inviting atmosphere. The expansive 19ft kitchen/diner is perfect for family gatherings and entertaining, complemented by a convenient utility room. Additionally, a 15ft cabin/playroom provides further space for leisure or hobbies.

The property boasts two bathrooms, including an en-suite shower room to the master bedroom, ensuring ample facilities for family and guests alike. A downstairs cloakroom and W.C. adds to the practicality of the home.

Externally, the property features a good-sized enclosed rear garden with gate access, perfect for children to play or for hosting summer barbecues. The driveway and front of the property accommodates parking for ample vehicles, there is also a garage for additional storage.

Wellington Park is a popular and well-regarded development located on the edge of Waterlooville, close to the village of Denmead and within easy reach of local schools, parks, shops, nature reserves and essential amenities. The area is perfect for families, offering a community feel and a variety of leisure options nearby.
Built in 2015 with an EPC rating B.

- FOUR Bedrooms with converted LOFT ROOM
- Modern Semi Detached Home
- Ample Parking and Garage
- Three Reception Rooms ; 19ft Lounge and 19ft Kitchen/ Diner and 15ft Playroom
- Built in 2015 with an EPC Rating B
- Utility Room, Cloak Room and Downstairs W.C.
- Sought-after Wellington Park development
- Fantastic Family Home
- The Sellers have found an onward property of interest

Viewing

Please contact our ROK Marsh Office on 02393233267
if you wish to arrange a viewing appointment for this property or require further information.

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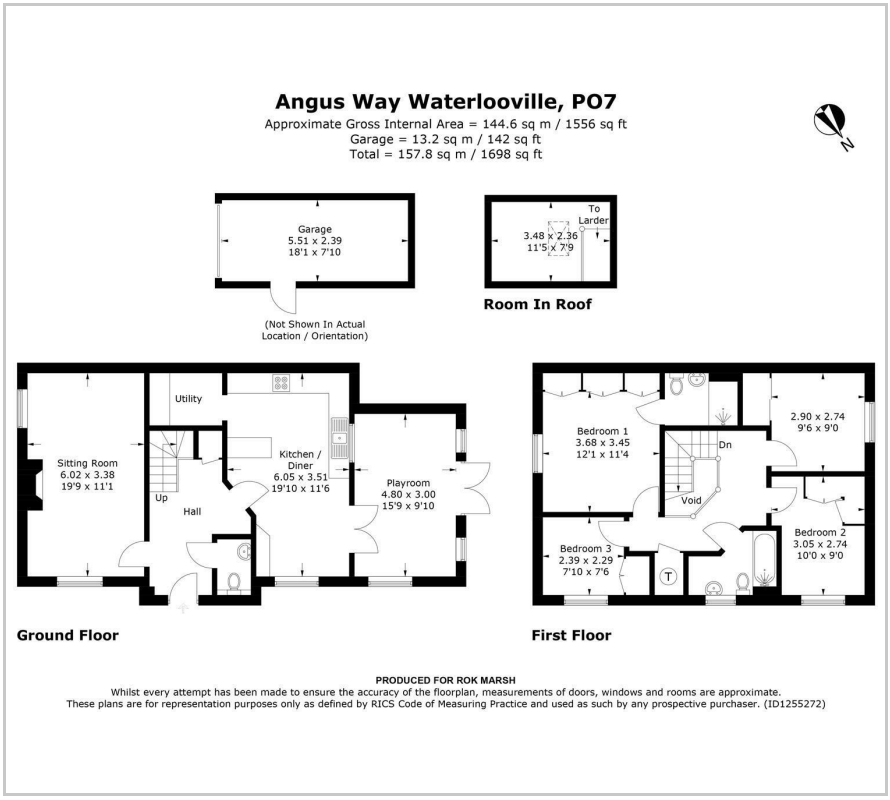
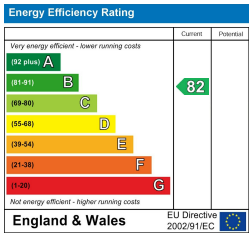
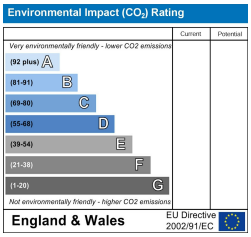
Floor Plan



Area Map

Energy Efficiency Graph





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