



STEVE GRANTHAM  
BESPOKE ESTATE AGENT

7 Little Green, Denmead, PO7 6GB  
Offers over £300,000





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# 7 Little Green

Denmead, PO7 6GB

- TWO DOUBLE BEDROOMS
- ENSUITE TO MASTER
- OFF STREET PARKING FOR TWO CARS
- NO FORWARD CHAIN
- SEMI DETACHED HOUSE
- GROUND FLOOR CLOAKROOM
- NHBC REMAINING
- CUL DE SAC LOCATION

A beautifully presented two-bedroom semi-detached home, built by the highly regarded Charles Church in 2021 and offered with no forward chain. Situated in a quiet cul-de-sac and overlooking an attractive green, the property enjoys a desirable position within the heart of Denmead village. The accommodation is well designed and modern throughout, featuring a stylish kitchen/breakfast room, a spacious living area, and two well-proportioned bedrooms. The principal bedroom benefits from a contemporary en-suite, complemented by a modern family bathroom. Externally, the property offers off-street parking for two cars.



Offered in as new condition and available with no forward chain this home is positioned within a quiet cul-de-sac and enjoying a pleasant outlook over a green, this modern property is ideally located in the heart of Denmead village.

The accommodation is thoughtfully arranged and finished to a high standard throughout. On the ground floor, the welcoming entrance hall leads to a convenient cloakroom plus contemporary living room, light and well proportioned. The kitchen/breakfast room fitted with modern units and integrated appliances, provides an ideal space for everyday living and entertaining, with views to the rear and access to the garden.

Upstairs, there are two generous bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom is served by a modern family bathroom, both finished with quality fittings.

Externally, the property continues to impress with off-street parking for two cars and a well-maintained rear garden, perfect for relaxing or outdoor dining. The attractive cul-de-sac setting and green outlook enhance the sense of space and privacy rarely found in such a central village location.

Further benefits include the remainder of the NHBC warranty, double glazing, and modern energy-efficient construction. This is an excellent opportunity to acquire a nearly new home in a sought-after location, ideally suited to first-time buyers, downsizers, or investment purchasers alike.

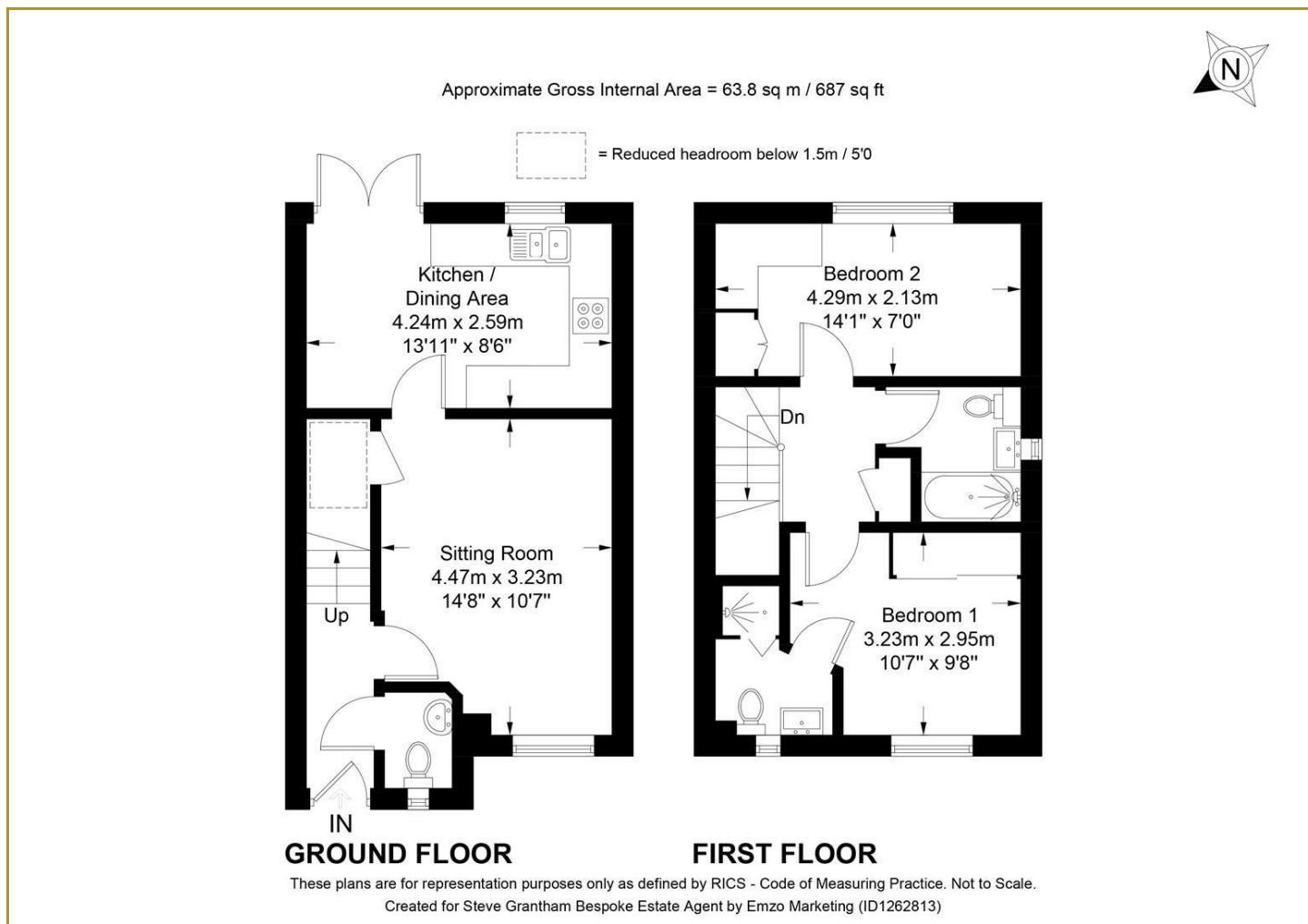
Buyers note - The seller advises there is an annual management charge of circa £300 towards communal estate areas.



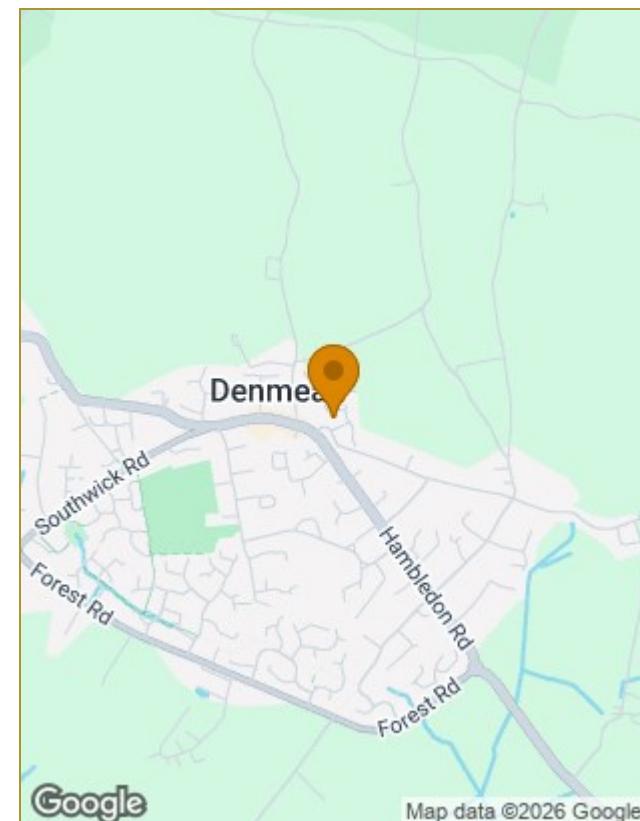




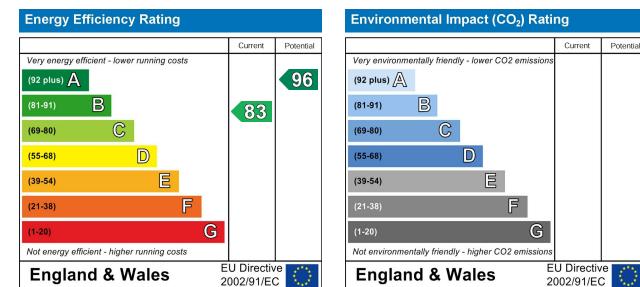
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

