




STEVE GRANTHAM
BESPOKE ESTATE AGENT
FOR SALE
02393 090015
www.stevegranthambespoke.co.uk



Offers in excess of £425,000

7 Hazel Grove

Clanfield, PO8 0LE

- EXTENDED DETACHED BUNGALOW
- RE-FITTED SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY & GARAGE
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- 22 FT LOUNGE/DINNER
- SOUTHERLY ASPECT REAR GARDEN
- UTILITY ROOM
- POPULAR LOCATION

Set within a sought-after and established part of Clanfield, this attractive detached bungalow offers well-balanced and generously proportioned accommodation, ideal for those seeking comfortable single-storey living in a quiet residential setting.



The property is approached via a large gravel driveway providing ample off-road parking and leading to a detached garage, immediately setting the tone for the space on offer. Internally, the bungalow is deceptively spacious and thoughtfully laid out. A welcoming entrance hall gives access to all principal rooms, including two well-proportioned double bedrooms positioned to the front of the property, both enjoying plenty of natural light and a pleasant outlook.

The heart of the home is the impressive lounge and dining room, a large and versatile space that comfortably accommodates both seating and dining areas, perfect for everyday living and entertaining alike. From here, sliding doors open into a delightful sunroom/conservatory which enjoys views over the rear garden and provides a lovely spot to relax throughout the seasons.

The kitchen breakfast room is fitted with a comprehensive range of units and offers space for a table, making it a practical and sociable area. This in turn leads to a useful utility area, adding further storage and workspace, along with access to the garden. Complementing the accommodation is a modern re-fitted shower room finished to a contemporary standard, along with the added convenience of a separate WC.

Outside, the rear garden is a real highlight, enjoying a desirable southerly aspect and offering a good degree of privacy. It is mainly laid to lawn with well-maintained borders and patio areas, providing an ideal space for outdoor dining, gardening or simply enjoying the sun.

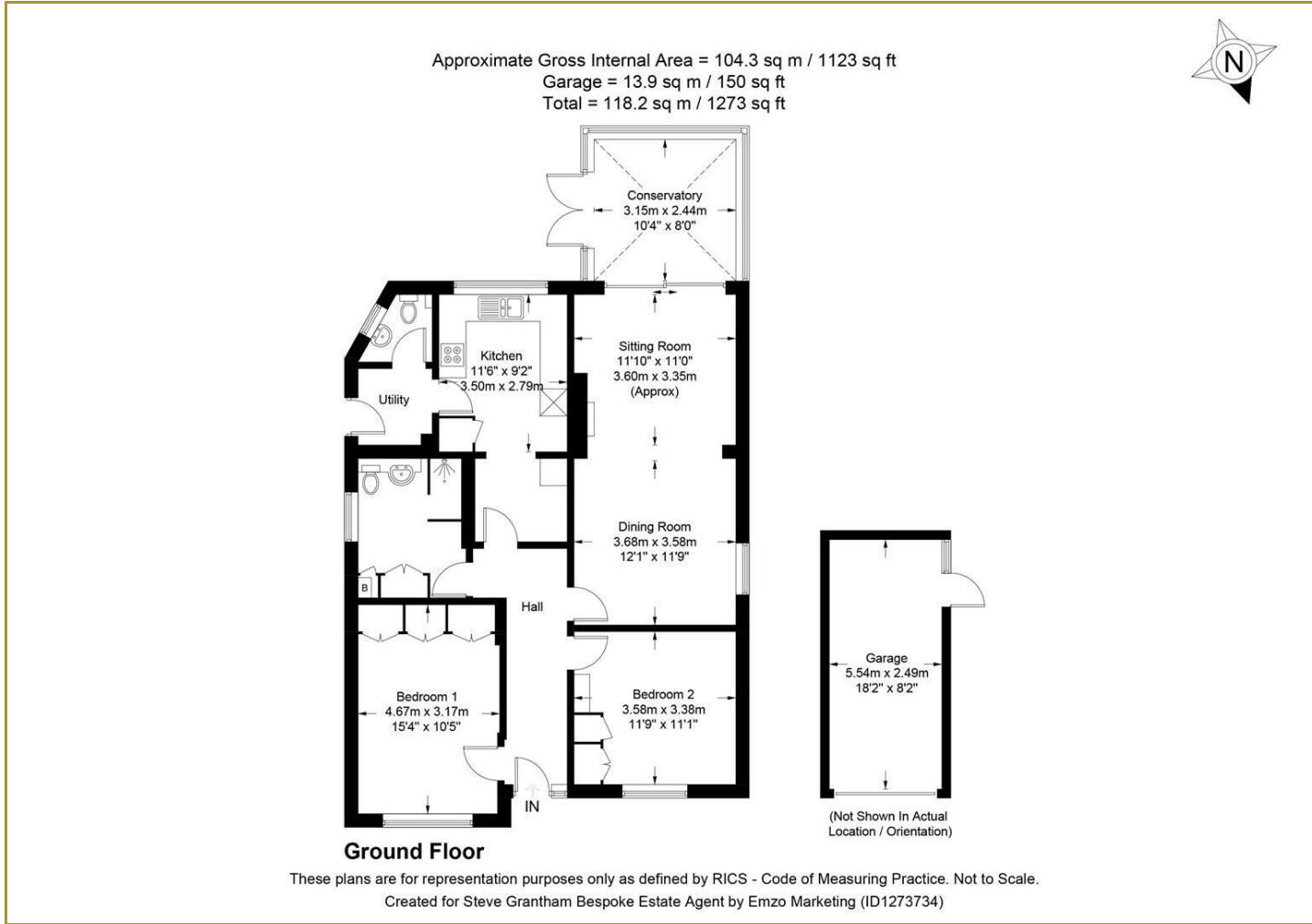
Overall, this is a sizable and well-maintained bungalow that combines generous living space with a superb location, ample parking and a lovely garden, making it an excellent opportunity for buyers looking to settle in one of Clanfield's most popular areas.



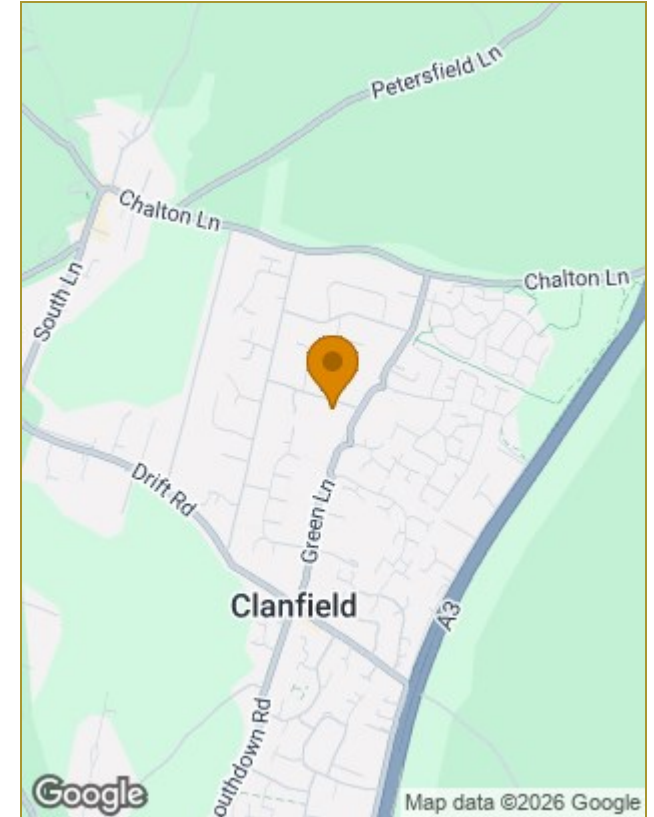




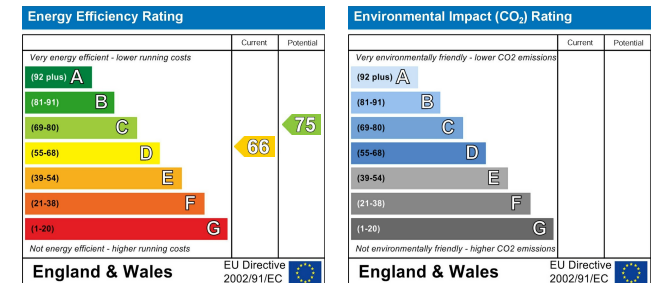
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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.