





Guide price £500,000

2 Lychgate Drive

Horndean, PO8 9QE

- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- PRIVATE SOUTHERLY ASPECT REAR GARDEN
- COVERED BBQ/ENTERTAINING SHELTER
- DINING ROOM/PLAYROOM
- DRIVEWAY PARKING
- MODERN KITCHEN/DINING ROOM
- CUL-DE-SAC LOCATION CLOSE TO POPULAR SCHOOLS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- SEPARATE STUDY
- SUN ROOM

Tucked away in a desirable cul-de-sac in Horndean and within easy reach of highly regarded local schools, this substantially improved and extended four bedroom detached family home offers generous and versatile accommodation, ideal for modern family living.



The property is approached via a driveway providing off-road parking and leads to an attractive frontage. Internally, the accommodation has been thoughtfully modernised by the current owners and is arranged to suit both everyday family life and entertaining.

The ground floor features a welcoming entrance hall with cloakroom, a spacious living room to the front, and a separate dining room/playroom offering excellent flexibility for growing families. To the rear, the heart of the home is the impressive modern kitchen/dining room, fitted with contemporary units and arranged as a sociable open-plan space with ample room for both dining and informal seating, enjoying direct access and outlook over the rear garden. A bright sun room further enhances the living space, providing an ideal additional reception area. There is also a useful study, perfectly suited for home working.

Upstairs, the first floor offers four well-proportioned bedrooms, including an excellent principal bedroom, three further good-sized bedrooms, a family bathroom and an additional shower room, providing practicality for busy family life.

Externally, the property continues to impress with a well-proportioned, private southerly aspect rear garden, enjoying a sunny orientation and offering a wonderful space for families and outdoor entertaining. A standout feature is the substantial covered BBQ shelter, creating a fantastic all-season entertaining area, complemented by useful outbuildings/sheds.

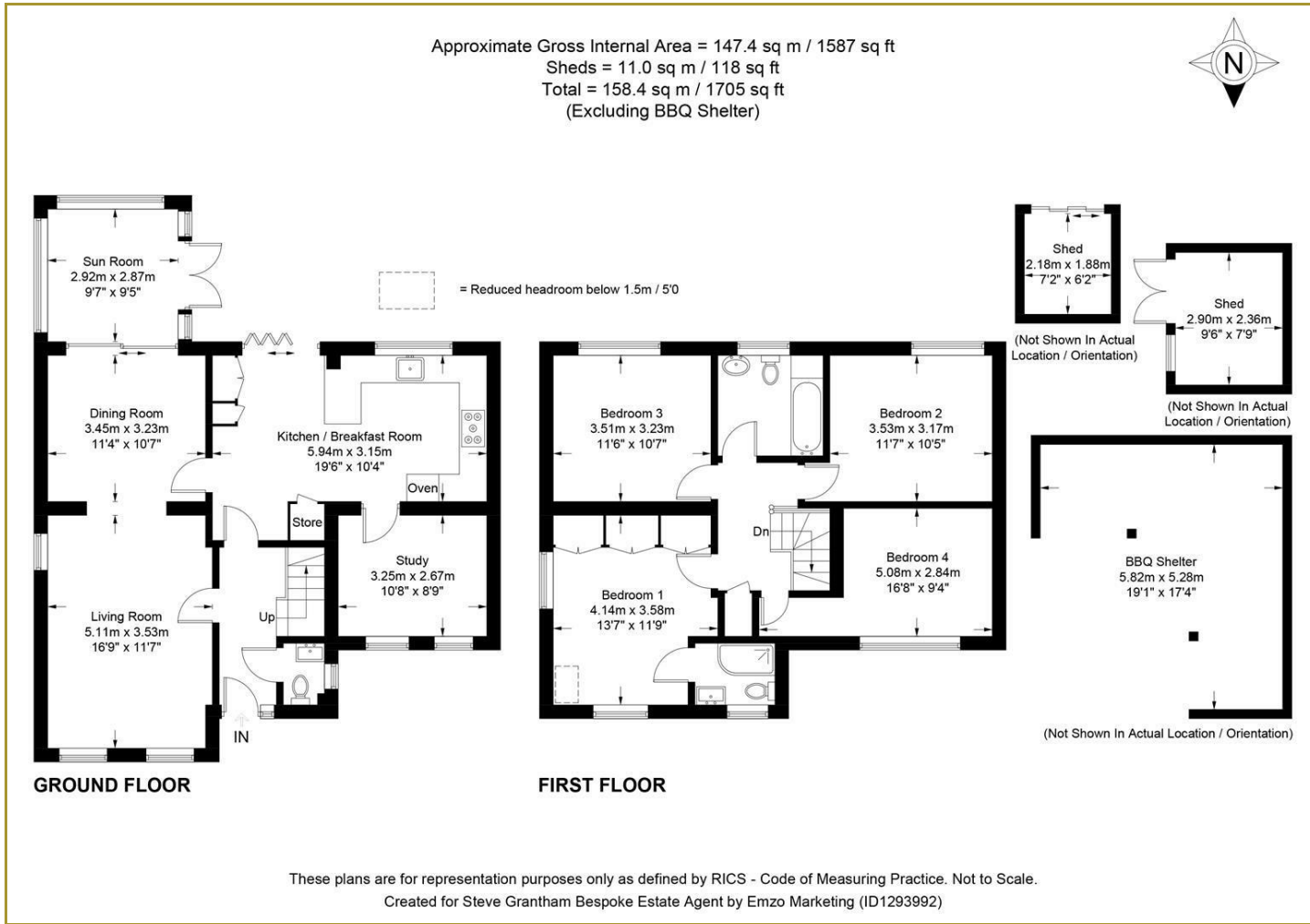
This is a superb opportunity to acquire a spacious detached family home in a sought-after residential position, combining versatile accommodation, modern finishes and excellent outdoor space, all within close proximity of Horndean's popular schools, local amenities and transport links.



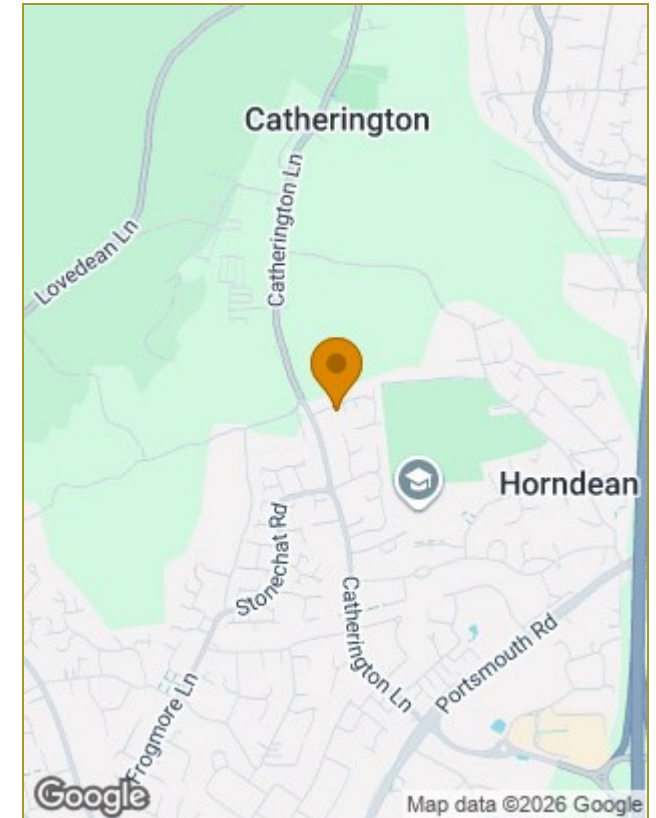




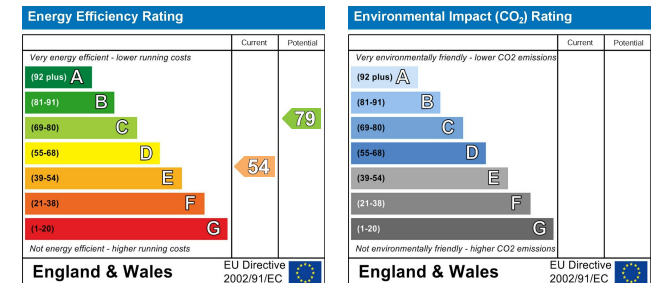
Floor Plans



Location Map



Energy Performance Graph



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