



STEVE GRANTHAM
BESPOKE ESTATE AGENT

9 Holman Close, Waterlooville, PO8 8DW

Price £325,000

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- TWO BEDROOMS
- DRIVEWAY AND GARAGE
- MODERN FITTED KITCHEN
- CUL0-DE-SAC LOCATION
- SEMI-DETACHED HOUSE
- OPEN PLAN GROUND FLOOR
- TWO DOUBLE BEDROOMS
- IMMACULATEDLY PRESENTED THROUGHOUT

An immaculately presented two-bedroom semi-detached home situated in a quiet cul-de-sac in Cowplain. Offering open-plan living, an ultra-modern kitchen diner, a generous rear garden, tandem driveway for two cars and an attached garage, with the potential to revert back to three bedrooms. Conveniently located for local shops, schools, Waterlooville town centre and easy access to the A3.



This immaculately presented two-bedroom semi-detached home is tucked away in the popular cul-de-sac of Holman Close in Cowplain and offers generous accommodation alongside excellent parking. The property benefits from a tandem driveway providing space for at least two vehicles, in addition to an attached garage, making it ideal for modern family living. Upon entering the home, you are welcomed by a practical porch area, perfect for storing coats and shoes, which then leads through to the main living space.

The ground floor is particularly appealing for those who enjoy open-plan living, with a well-proportioned lounge flowing seamlessly into a stylish kitchen diner. The kitchen is presented in ultra-modern condition and enjoys an abundance of natural light, creating a bright and sociable space that works perfectly for both everyday living and entertaining. To the rear, the garden is a good size and features a patio area ideal for outdoor dining, with the remainder laid to lawn, offering a pleasant and private outdoor retreat.

Upstairs, the property was formerly arranged as a three-bedroom home but has been reconfigured by the current owners to create an exceptionally large main bedroom. The second bedroom is a comfortable double and is currently used as a guest room with additional office space, making it highly versatile. For buyers requiring an extra bedroom, the layout can easily be reverted back to a three-bedroom configuration by reinstating a stud wall.

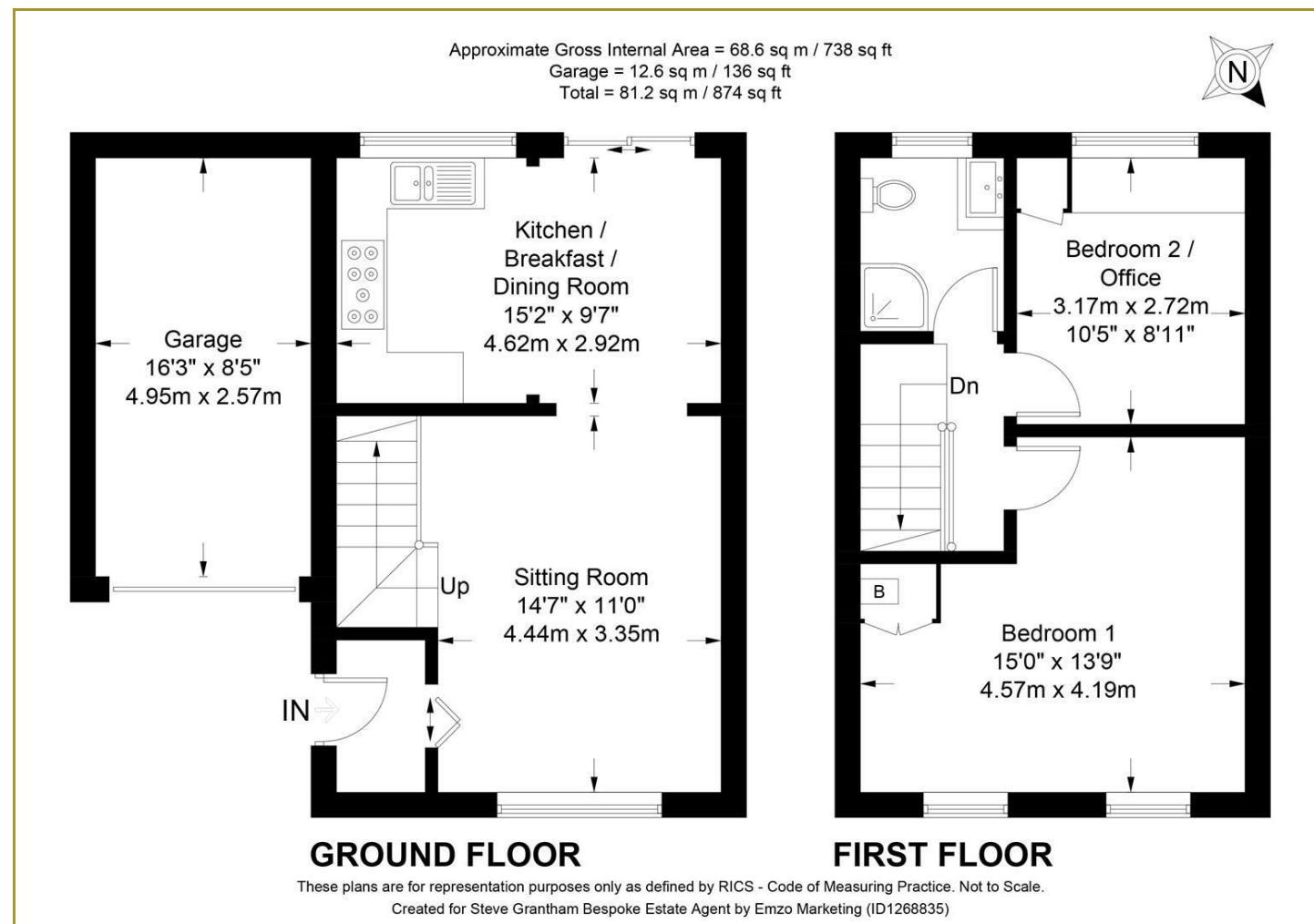
Holman Close enjoys a quiet setting with minimal passing traffic, limited mainly to residents and visitors, while still offering excellent convenience. The property provides easy access to Waterlooville town centre, a range of local shops along London Road in Cowplain, and excellent transport links via the A3. It is also well positioned within the catchment area for several highly regarded local schools, making this an attractive home for a wide range of buyers.



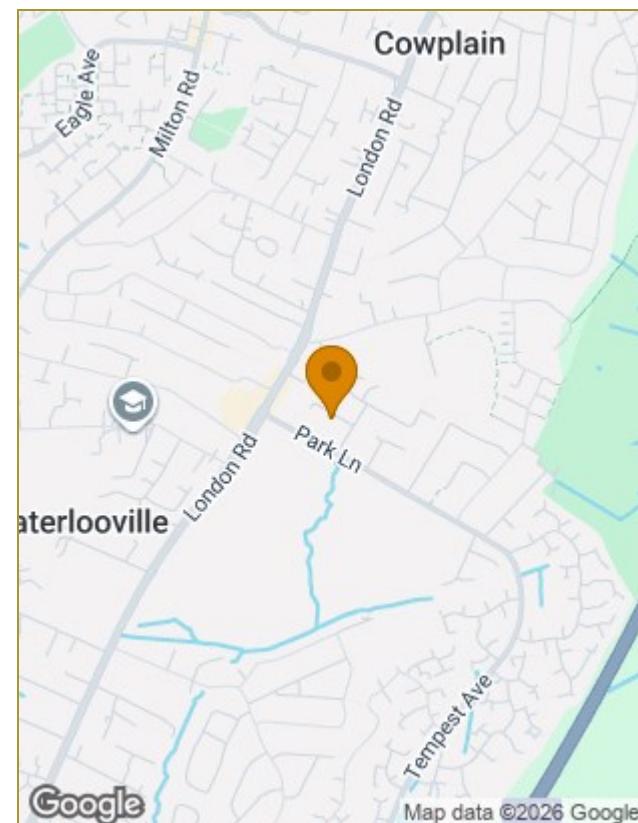




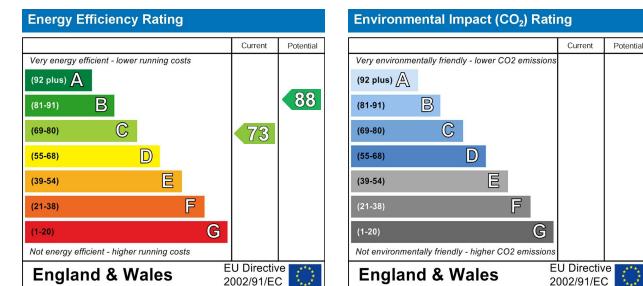
Floor Plans



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.

