





Offers in excess of £650,000

10 Avocet Way

Horndean, PO8 9YE

- FOUR/FIVE BEDROOMS
- 27FT KITCHEN/DINING ROOM
- THREE BATHROOMS
- UTILITY ROOM
- 2400 SQ FT OF ACCOMMODATION
- THREE/FOUR RECEPTION ROOMS
- DRIVEWAY & GARAGE
- GROUND FLOOR CLOAKROOM
- CUL-DE-SAC LOCATION
- SHORT WALK TO POPULAR LOCAL SCHOOLS

This 2400 sq ft extended & modernised executive detached home offers versatility to suit many families. Its location is much requested, in an exclusive cul de sac of three properties with views and access to the park in front of the property.



This splendid family home as been extended and improved in recent years, it sits in a cul-de-sac of three homes, overlooks parkland and is a short walk to popular junior and senior schools and also offers easy access to the A3 for commuters.

On the ground floor there is a welcoming entrance hallway which provides access to all principal rooms. A 21ft living room sits to the front and has an electric living flame fire as a central feature. Across the rear of this property sits the hub of this home, a beautifully finished 27ft kitchen/dining/family room with bifold doors opening into the garden and contemporary fitted kitchen with integrated appliances and a breakfast bar. A large study, gym/bedroom five, utility room and cloakroom make up the ground floor. This home offers scope for an annexe style layout if required. To the first floor there are four bedrooms, all of which are double sized rooms. The master suite boasts a walk in wardrobe, separate cloakroom and a freestanding double ended bath. Bedroom two was the original master suite, so is a great sized room with an en-suite shower room. The family bathroom is fitted with a modern three piece suite including a corner bath.

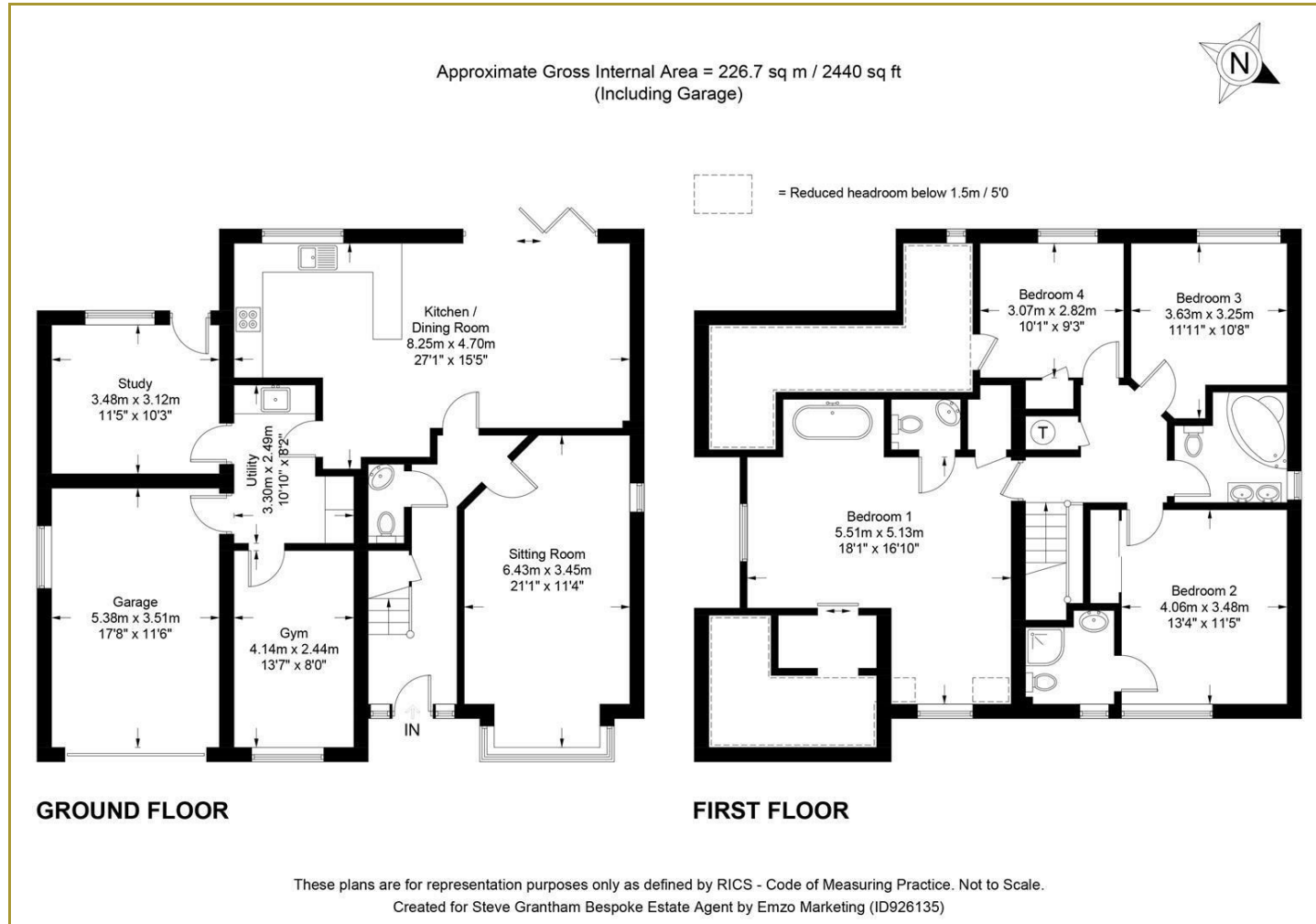
To the front is a driveway which provides off road parking for three cars as well as providing access to the garage. To the rear is an enclosed garden with a large patio area ideal for entertaining and alfresco dining. The remainder is laid to artificial grass, there is also a timber gazebo with power. An internal viewing really is essential to fully appreciate the size, versatility and quality of this home.



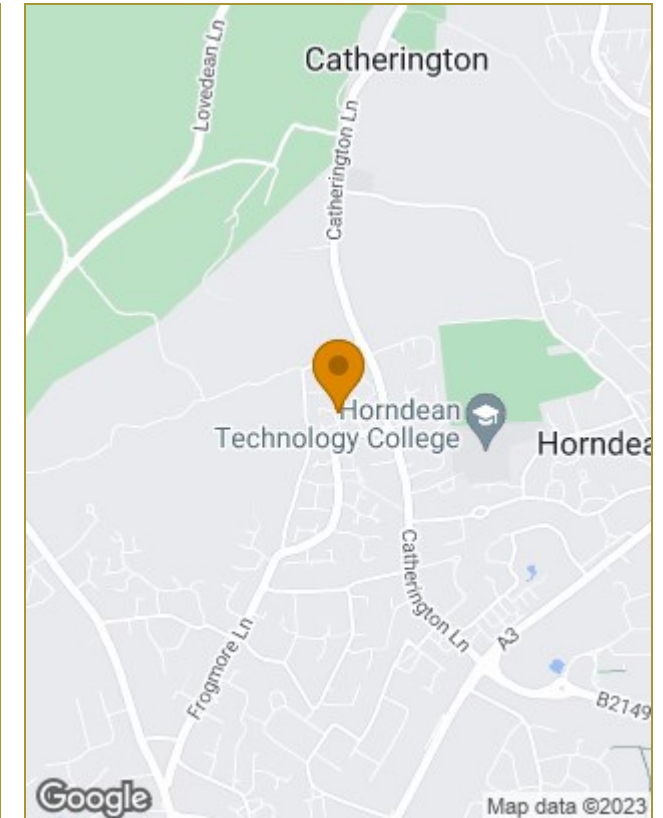




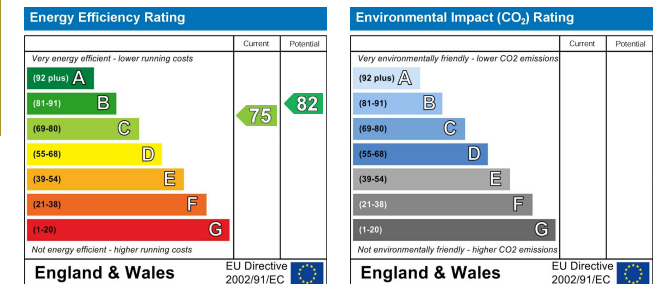
Floor Plans



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.