





11 Ennerdale Close

Horndean, PO8 0EF

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- L-SHAPED KITCHEN/DINING ROOM
- 21FT LIVING ROOM
- CONSERVATORY
- OVER 1500 SQ FT OF ACCOMMODATION
- TWO BATHROOMS
- DRIVEWAY
- WEST FACING GARDEN
- GROUND FLOOR CLOAKROOM

Set within a popular residential area of Horndean, this attractive four bedroom detached family home offers in excess of 1,500 sq ft of well-planned and versatile accommodation, ideal for modern family living. The property immediately impresses with its balance of contemporary styling and comfortable spaces, all enhanced by a pleasant west facing garden with open rural views beyond.



The ground floor is arranged around a welcoming entrance hall with a useful cloakroom, leading through to a generous 21 ft sitting room that provides an excellent space for relaxation and entertaining. This room enjoys a bright outlook and flows naturally into the conservatory, which creates a further reception area overlooking the garden and countryside, making it a perfect spot to enjoy the afternoon and evening sun. To the rear of the house lies the standout L-shaped kitchen/dining room, finished in a sleek, modern style with ample storage, extensive work surfaces and integrated appliances. This sociable space comfortably accommodates a family dining table and has a natural connection to the garden, making it ideal for both everyday living and hosting guests. A useful store room completes the ground floor accommodation.

On the first floor, the property offers four well-proportioned bedrooms, providing flexibility for families, home working or guest accommodation. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom. All rooms are presented in a tasteful, contemporary style and enjoy good levels of natural light.

Outside, the west facing rear garden has been designed for low maintenance and enjoys far-reaching rural views, creating a peaceful backdrop rarely found in such a convenient location. To the front, the property offers driveway parking and access to the integral store completing the practical features of this appealing home.

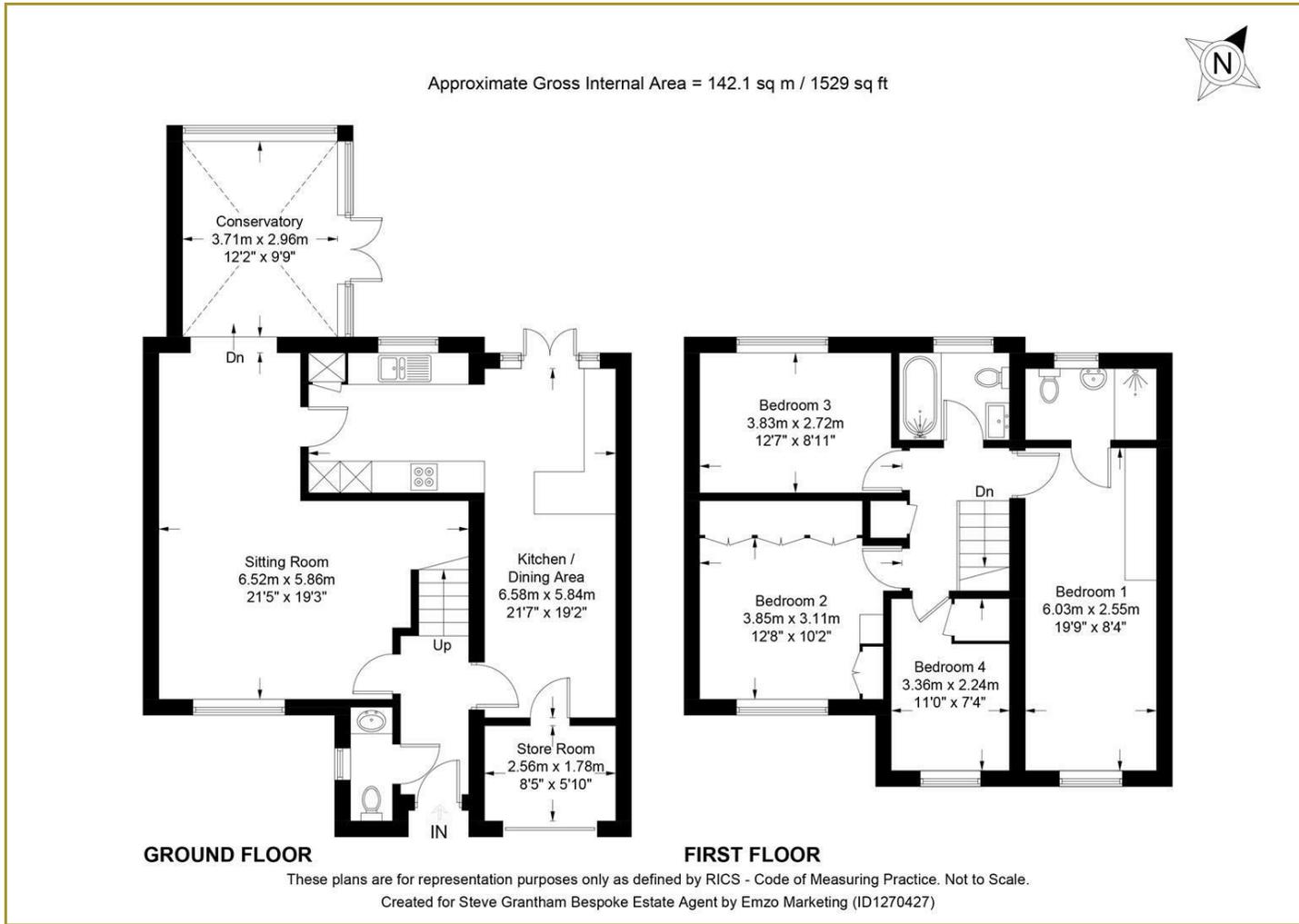
Positioned within easy reach of Horndean's local amenities, schools and transport links, this is a superb opportunity to acquire a spacious and well-presented detached family home in a sought-after village setting.



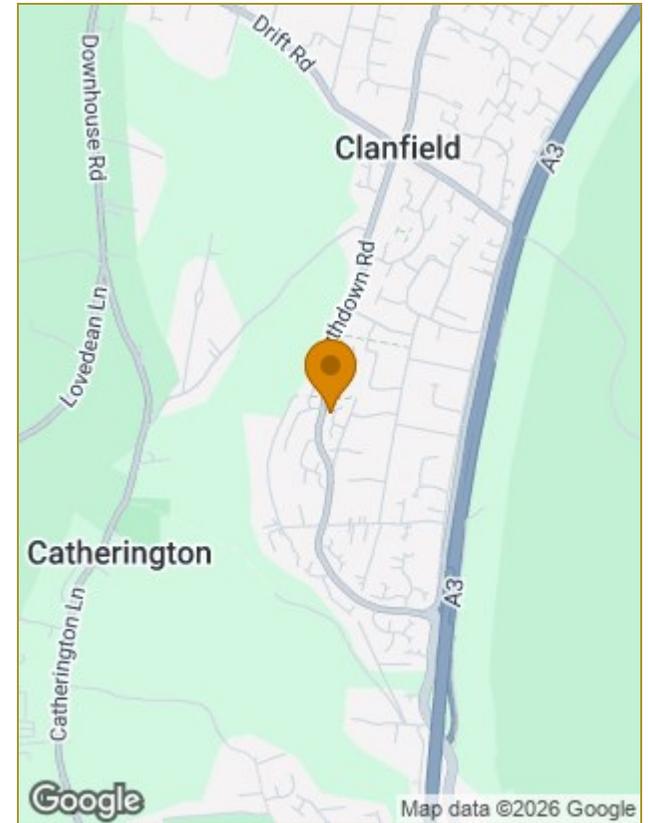




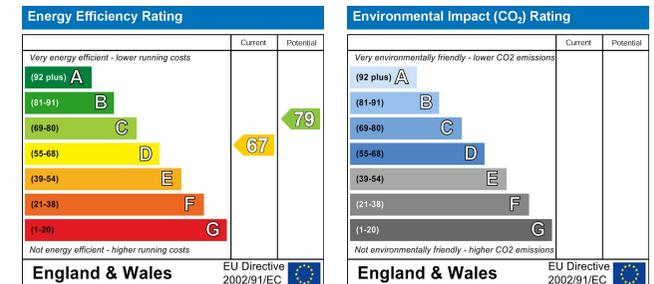
Floor Plans



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

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.