



**White Dirt Lane, Catherington, Waterlooville PO8 0TW**

**welcome to**

## **White Dirt Lane, Catherington Waterloo**

Well-presented 3-bed detached bungalow in sought-after Catherington on a 0.25 acre plot, with landscaped gardens, swimming pool, spacious living, annex potential, driveway and garage, close to village amenities.

### **Entrance Hall**

Via double glazed door with double glazing to either side. Tiled floor on entry, then carpet flooring. Storage cupboards.

### **Reception Room**

Skylight to ceiling. Carpet flooring, two radiators, space for table and chairs. Door to rear lounge, shower room and utility room.

### **Lounge (rear)**

Double glazed doors to rear garden, double glazed window to side. Carpet flooring, radiator.

### **Shower Room**

Double glazed window to rear aspect. Shower cubicle, low level WC with enclosed cistern, wash hand basin set over vanity unit. Tiled to principal areas, radiator.

### **Utility Room**

Double glazed window to side aspect. Sink unit and space for appliances.

### **Kitchen**

Double glazed window to front aspect. Range of wall and base units with work surface over incorporating double sink unit. Beams to ceiling, tiled floor, part tiled walls. Built-in dishwasher, space for oven and hob with extractor hood over, space for under the counter fridge.

### **Lounge (front)**

Double glazed windows to front and side aspects. Carpet flooring, two radiators, fireplace with hearth and mantel over.

### **Bathroom**

Panel enclosed bath, wash hand basin and low level WC set within vanity unit with enclosed cistern. Tiled to principal areas.

### **Bedroom One**

Double glazed window to rear aspect. Carpet flooring, radiator.

### **Bedroom Two**

Double glazed window to side aspect. Built-in wardrobes, carpet flooring, radiator.

### **Bedroom Three**

Double glazed window to side aspect. Carpet flooring, radiator. (Currently being used as an office).

### **Outside**

#### **Front Garden**

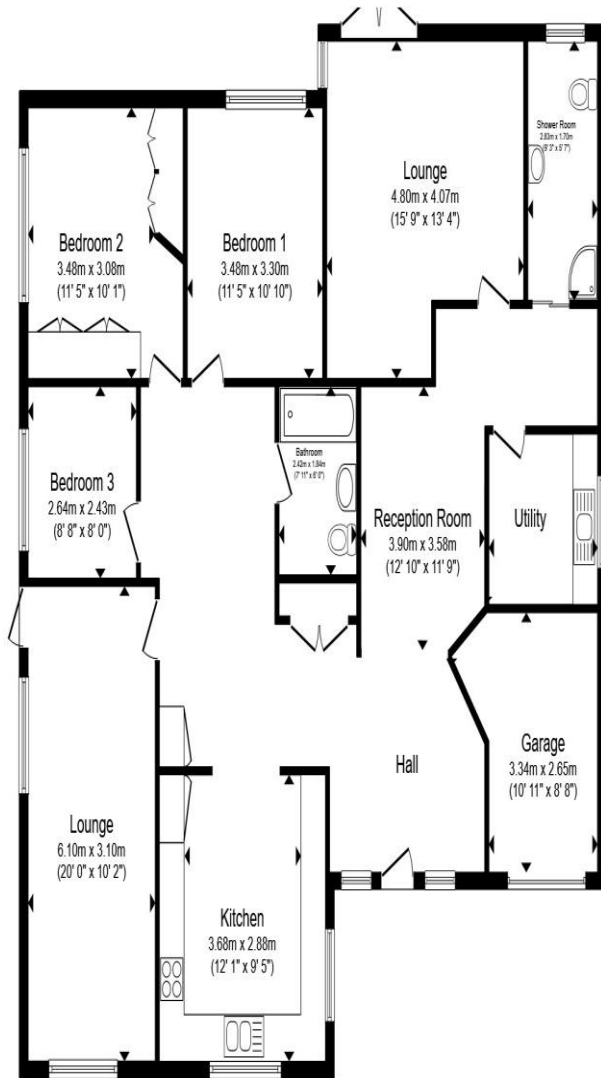
Laid to lawn with mature shrubs, trees and a pond. Driveway, providing off road parking and leading to garage.

### **Garage**

Electric up and over door with power and light.

### **Rear Garden**

On two levels. Patio area with space for entertaining and pump room for pool. Up steps to the pool area which is block paved with lawn, mature shrubs and trees, including fruit trees. Pergola seating area.



Total floor area 159.5 m<sup>2</sup> (1,716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**White Dirt Lane,**  
**Catherington Waterlooville**

- Three Double Bedrooms
- Detached Bungalow
- 0.25 Acre Plot
- Swimming Pool
- Annex Potential

Tenure: Freehold EPC Rating: A  
Council Tax Band: F

**£675,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV109783](https://fox-and-sons.co.uk/Property/WLV109783)



Property Ref:  
WLV109783 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**