



**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**

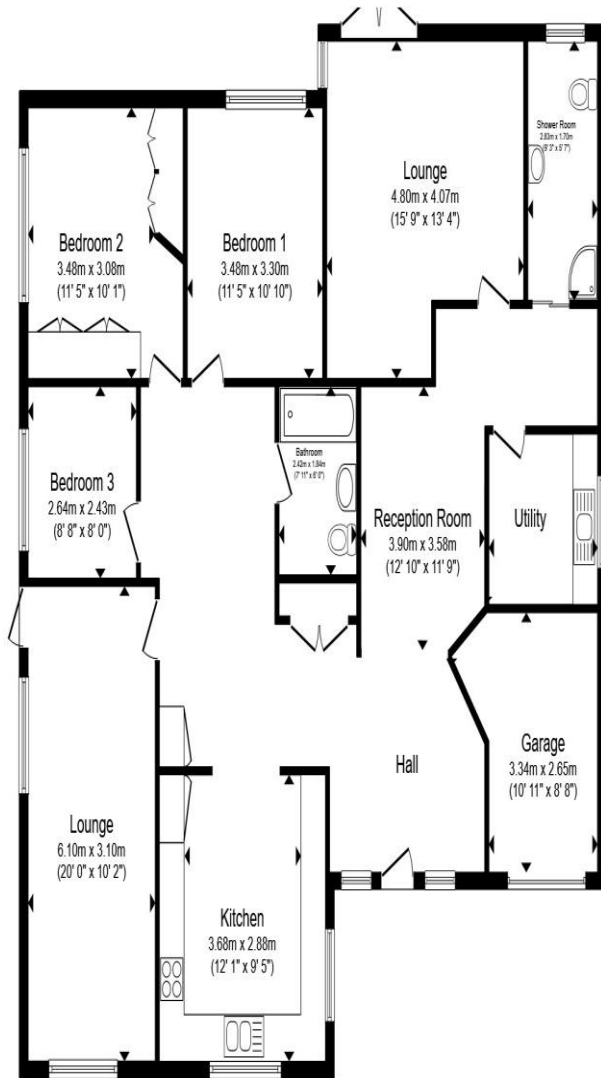
Laid to lawn with mature shrubs, trees and a pond. Driveway, providing off road parking and leading to garage.

### **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: Awaiting  
Council Tax Band: F

**£675,000**



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