



**NESBITT & SONS**  
ESTATE AGENTS



**1a Queens Road, Waterlooville, PO7 7SB**  
**Offers in excess of £575,000**

We are delighted to offer for sale this STUNNING detached family home situated on an impressive corner plot in one of Waterlooville's most desirable residential locations which is close to the Queens Inclosure woodlands and Jubilee Park.

The property is beautifully presented throughout with the internal accommodation briefly comprising of - entrance hallway, downstairs cloakroom, superb modern fitted kitchen/breakfast room, living room overlooking gardens, dining room, family room, three double bedrooms and two bathrooms.

This lovely family home also benefits from owned solar panels which generate approximately £2000 PA income

Outside there is a gated driveway which provides access to the superb front, side and rear gardens which provide a perfect space for family entertaining.

Properties of this style and quality are rarely available so viewing is strongly recommended.

### Entrance Hallway

Living Room 15'5 x 13'9 (4.70m x 4.19m)



Newly refurbished with french doors opening onto garden and double sided log burner

Dining Room 12'5 x 9'4 (3.78m x 2.84m)



Kitchen/Breakfast Room 19'0 x 11'0 (5.79m x 3.35m)



Newly fitted kitchen with intergrated wine cooler, intergrated dishwasher, intergrated washing machine, range cooker, fitted electric microwave and oven.

Family Room 19'0 x 9'9 (5.79m x 2.97m)



Downstairs Cloakroom 6'10 x 5'11 (2.08m x 1.80m)

First Floor Landing

Master Bedroom 16'10 x 13'7 (5.13m x 4.14m)



Two Fitted Wardrobes

En-Suite

Bedroom Two 12'6 x 11'1 (3.81m x 3.38m)



Fitted Wardrobes

### Bedroom Three 12'6 x 9'4 (3.81m x 2.84m)



Fitted Cupboard

### Family Bathroom

New electric shower installed in September 2023

### Outside



Block paved driveway with fitted gates

### Gardens



Rear walled garden with newly laid stone patio and bespoke gates fitted.

Front garden has newly laid stoned pati, pergola with new fencing and gate.

New front door installed November 2023.

### AGENTS NOTE

Solar panels generate approximately £2000.00 PA for any new owner.

# Floor Plan



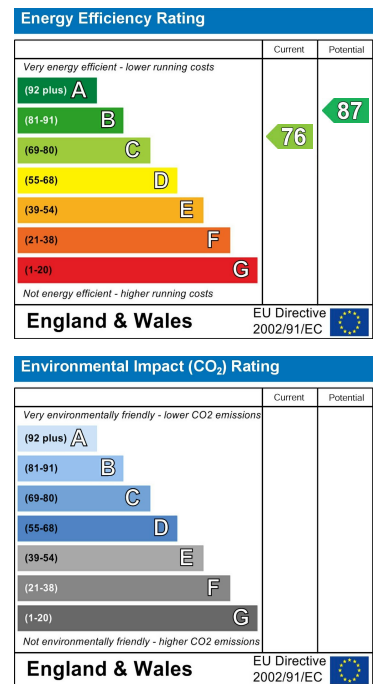
DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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