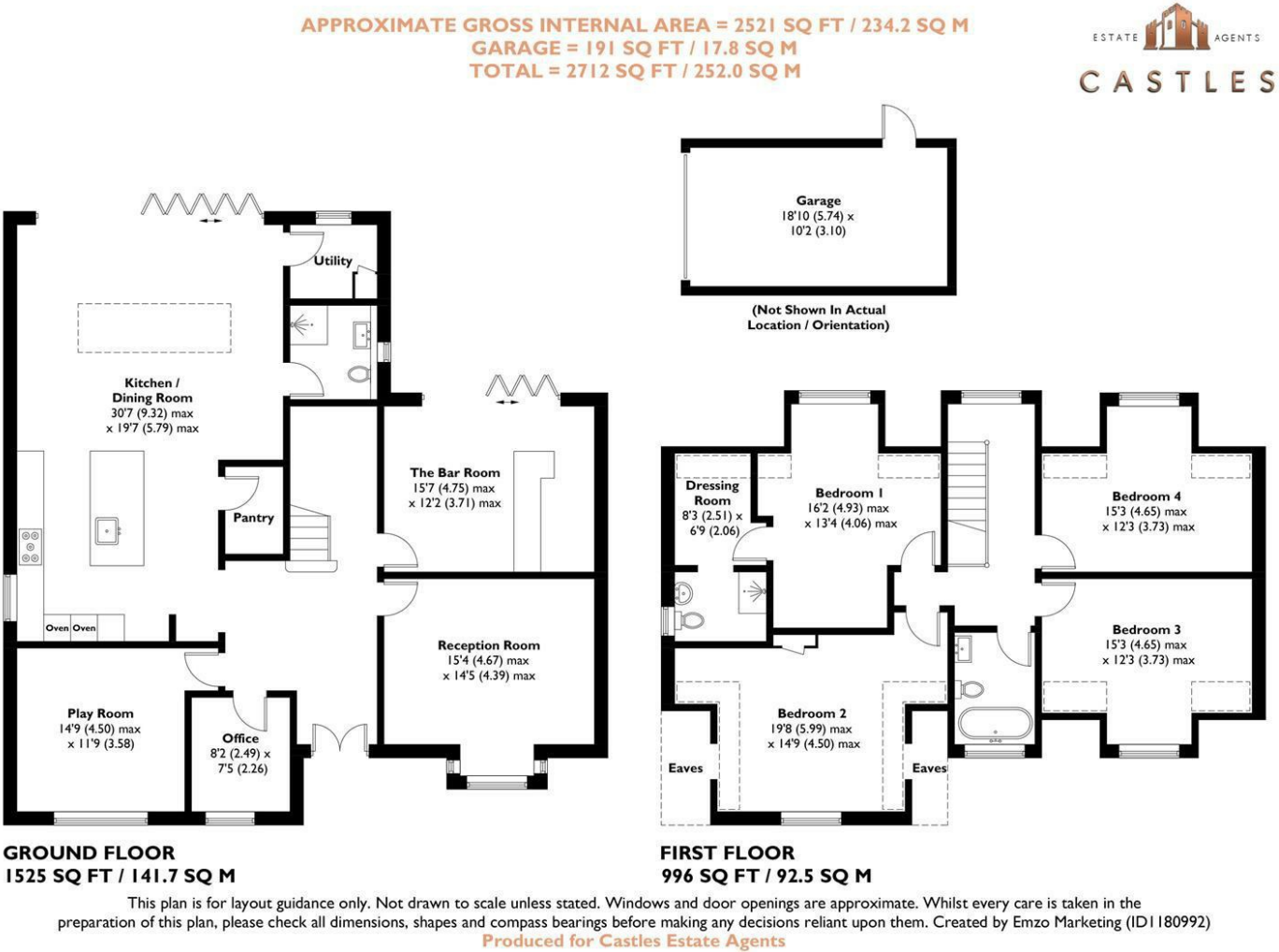
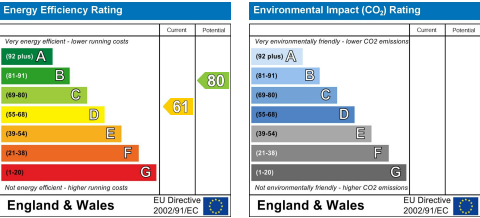


Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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9 North Road
Waterlooville, PO8 0EL

We are pleased to welcome to the market this exceptional four bedroom detached family home situated on a large corner plot with off road parking to the front for four vehicles and garage and driveway to the rear in North Road, Clanfield.

The current owners have developed this property to the maximum and have finished it to a very high specification. The ground floor consists of a spacious entrance hall offering access to a reception room, study, kids playroom and bar/games room. The bar and games room has bi-folds opening across the rear to a patio area. Moving through into the primary living area you have a large open plan kitchen diner and family room with bi-folds across the rear and skylight offering tonnes of natural light and views out across the garden. The kitchen features a granite island/breakfast bar and all built in Neff appliances are included consisting of oven, microwave, coffee machine, hobs and extractor. Accessible from here also is a utility room, pantry and shower room. The ground floor benefits from under floor heating.

Moving upstairs you are met with a wide landing area with access to four double bedrooms and a family bathroom. The primary bedroom benefits from walk in wardrobe and en-suite shower room.

Externally there is off road parking to the front for four vehicles comfortably and to the rear there is a driveway and garage accessed via electric gates. The rear garden is a generous size and made up of patio seating areas and lawns.

For more information or to arrange a viewing on this exceptional home please call Castles today.

Offers over £800,000

9 North Road
Waterlooville, PO8 0EL



- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- BAR & GAMES ROOM
- OFF ROAD PARKING
- GARAGE & DRIVEWAY AT REAR
- LARGE OPEN PLAN FAMILY ROOM
- BI-FOLDS & SKYLIGHT
- CLANFIELD LOCATION
- CORNER PLOT
- HIGH SPECIFICATION

RECEPTION ROOM
15'1" x 14'1" (4.6 x 4.3)

PLAY ROOM
14'9" x 11'5" (4.5 x 3.5)

OFFICE
7'10" x 7'2" (2.4 x 2.2)

BAR ROOM
15'5" x 12'1" (4.7 x 3.7)

KITCHEN DINER
30'6" x 18'8" (9.3 x 5.7)

SHOWER ROOM

UTILITY ROOM

BEDROOM ONE + EN-SUITE
16'0" x 13'1" (4.9 x 4.0)

DRESSING ROOM
8'2" x 6'6" (2.5 x 2.0)

BEDROOM TWO
19'4" x 14'9" (5.9 x 4.5)

BEDROOM THREE
15'1" x 12'1" (4.6 x 3.7)

BEDROOM FOUR
15'1" x 12'1" (4.6 x 3.7)

BATHROOM

GARAGE
18'8" x 10'2" (5.7 x 3.1)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

