









# 597 Marrelsmoor Avenue

Waterlooville, PO7 5GH

- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- CUL DE SAC LOCATION
- TWO ENSUITES
- KITCHEN/DINER
- DOUBLE GARAGE
- NHBC REMAINING

A beautifully presented Redrow Sunningdale, located on the sought after 'Oak Vale' area of Berewood. Built in 2018 and benefiting from the remainder of the NHBC warranty, this spacious and stylish property offers generous living throughout, with the signature Redrow quality and attention to detail. Designed with modern family life in mind, the Sunningdale combines classic architecture with contemporary interiors, creating a welcoming and functional home.



Guide price £700,000



Tucked away in a desirable cul de sac, this beautifully presented four-bedroom detached Redrow 'Sunningdale' home, built in 2018, combines generous proportions with contemporary living, offering over 1,960 sq ft of internal accommodation plus a double garage and a versatile summerhouse—ideal for modern family life.

Upon entering the property, you're greeted by a welcoming entrance hall with access to all main living areas. To the front is a generous sitting room, perfect for relaxing or entertaining, with double windows that flood the space with natural light. To the rear of the home, the standout feature is the stunning open-plan kitchen/dining room, complete with integrated appliances, generous countertop space, and French doors opening out to the garden—creating a perfect space for family gatherings and social occasions, a separate utility room adds function ability for busy family life.

A second reception room offers excellent flexibility as a playroom, snug, or home office, and a convenient downstairs cloakroom completes the ground floor.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, including a large principal suite with a built-in wardrobe area and en-suite shower room. The second bedroom also boasts an en-suite, while bedrooms three and four are perfect for children, guests, or further workspace. A stylish family bathroom with a separate shower and bath services the remaining rooms.

Externally, the home features a double garage, a convenient courtesy door provides access from the hallway, offering secure storage and parking, along with ample driveway space. A particular highlight is the detached summerhouse (5.33m x 2.92m), ideal for a home office, gym, studio, or additional entertaining space—bringing added value and versatility to the property.

Beautifully maintained throughout and offered with the remainder of the NHBC warranty, this property is perfect for growing families seeking style, space, and convenience in a cul-de-sac location close to amenities, countryside walks, and well-regarded schools.

This is a rare opportunity to secure a high-spec, ready-to-move-into home in one of the area's most sought-after modern developments.



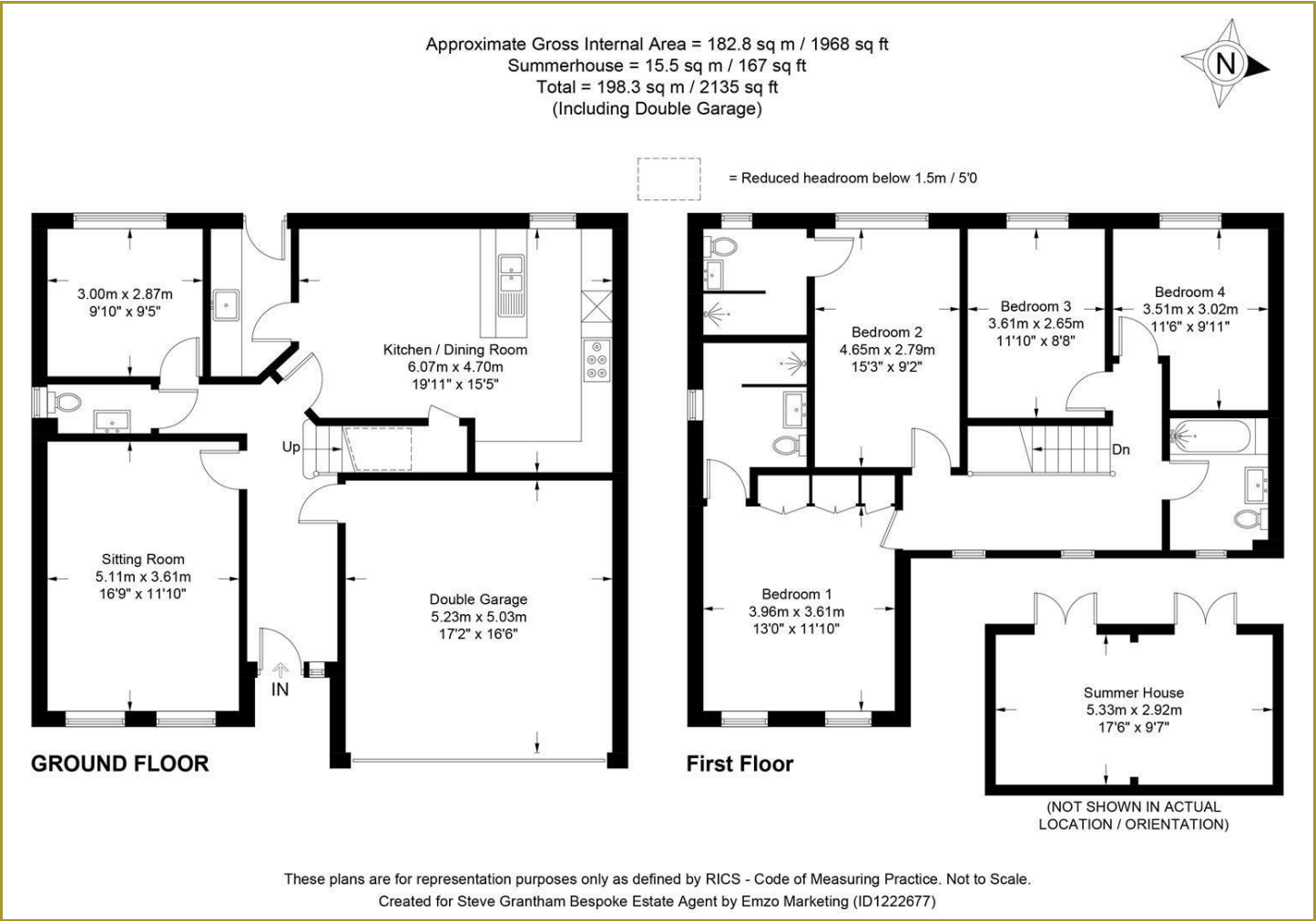








Floor Plans

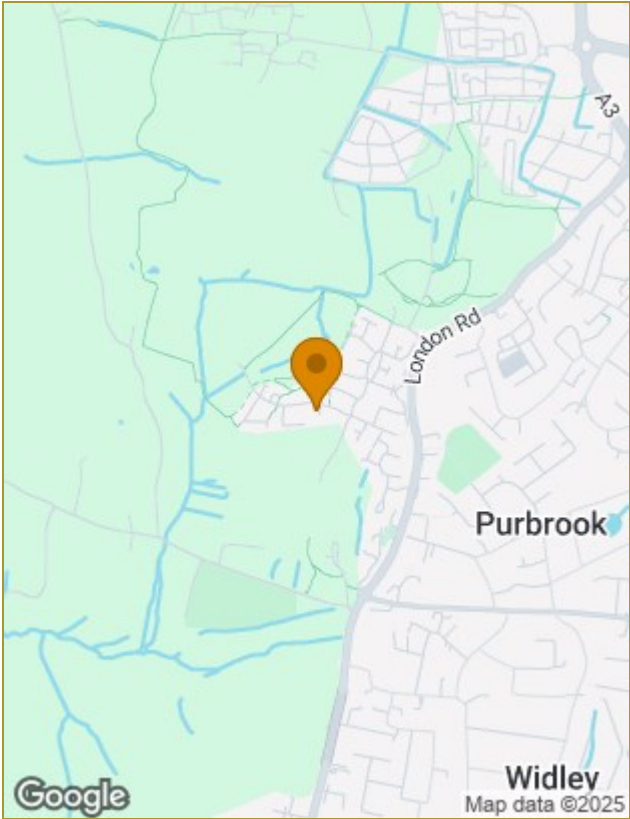


Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph

