



32 Merritt Way

Lovedean, Waterlooville, P08 9AX

Offers in excess of £360,000



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Welcome to Merritt Way...

Nestled in a quiet, residential and private estate on the Lovedean and Cowplain borders, this 3/4 bedroom home is an ideal choice for first-time buyers or families. Built by the reputable Linden Homes in 2019, this property benefits from the remaining NHBC warranty. It has been meticulously maintained and is presented to an exceptional show home standard.

This versatile home spans three floors and includes three double bedrooms plus a study, which could serve as a fourth bedroom. The Master Bedroom boasts an ensuite bathroom and a dressing area, offering a luxurious private retreat away from the rest of the home. The ground floor is designed with family living in mind, featuring a spacious kitchen/diner that forms the heart of the home. Adjacent to the kitchen/diner is a generously sized lounge, perfect for relaxation and entertaining, with doors opening directly onto the rear garden, creating a seamless indoor-outdoor living experience.

The ground floor also includes a practical cloakroom, enhancing the convenience of everyday living. Upstairs, you'll find two well-proportioned double bedrooms, the larger of the two with built-in wardrobes ensuring ample storage space and a clutter-free environment and the smaller fourth bedroom/study. This however offers versatility, making it suitable for use as a home office, an additional bedroom, or a creative space tailored to your needs. Each bedroom has a double glazed window to the respective elevation and is finished with carpet. On the second floor, the master suite is a highlight, given the size of the bedroom and additional ensuite bathroom and dressing area. The room is

flooded with light from double aspect windows and skylights.

Externally, this property is equally impressive. The rear garden is a delightful outdoor space, perfect for gardening enthusiasts, family barbecues, or simply unwinding in a tranquil setting.

This modern masterpiece is not just about aesthetics; it also promises peace of mind with the remaining NHBC warranty, reflecting quality craftsmanship and attention to detail. Every aspect of this home has been thoughtfully designed to accommodate flexible living arrangements, ensuring comfort and convenience for every lifestyle.

Located in a desirable area, this home is close to shops, amenities, and bus routes, making daily errands and commuting straightforward. Additionally, the property is within easy walking distance of green spaces, perfect for dog walkers, runners, or those who enjoy leisurely walks off the beaten track.

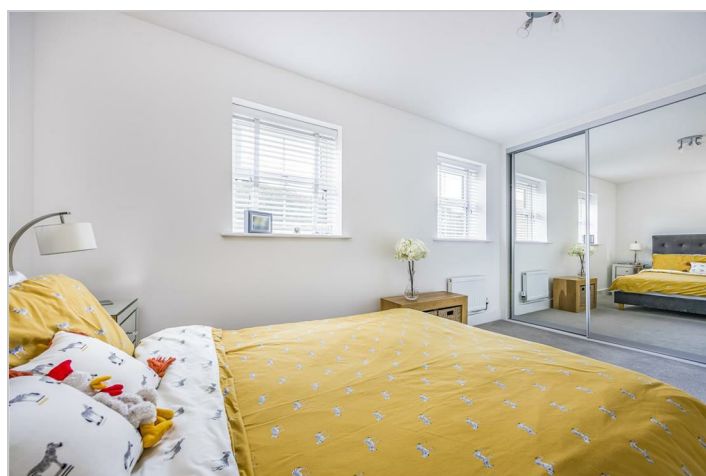
Welcome to a home where comfort meets style, where every room invites you to relax and enjoy, and where modern living is redefined. This property offers not just a place to live but a space where memories are made, and life's best moments are celebrated...

Lovedean...

Lovedean, a charming village/town in Hampshire, close to Horndean, offers a delightful blend of rural tranquility and modern convenience. It boasts a strong sense of community, with local amenities including shops, schools, and pubs catering to everyday needs. Its proximity to larger towns like Waterlooville and Portsmouth ensures easy access to urban facilities

while maintaining a peaceful village atmosphere...

Catherington Park is a relatively new estate, found off of Eagle Avenue...



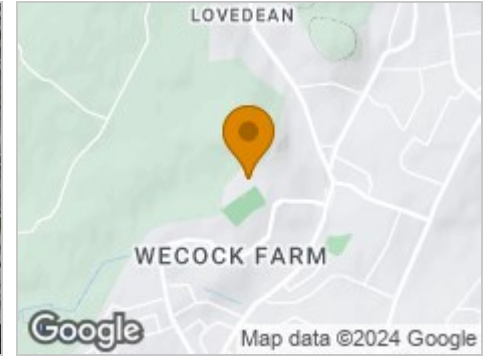
Road Map



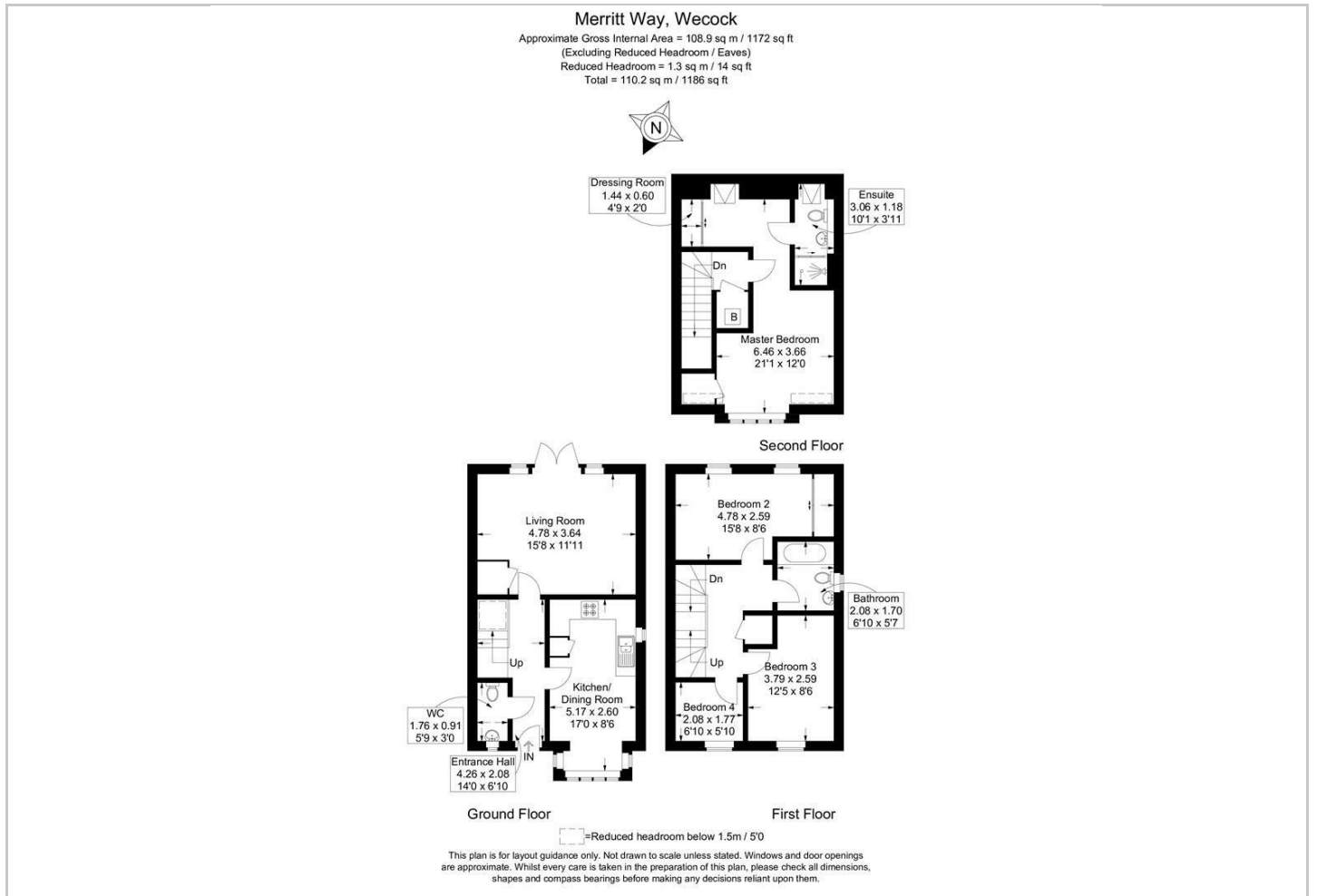
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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