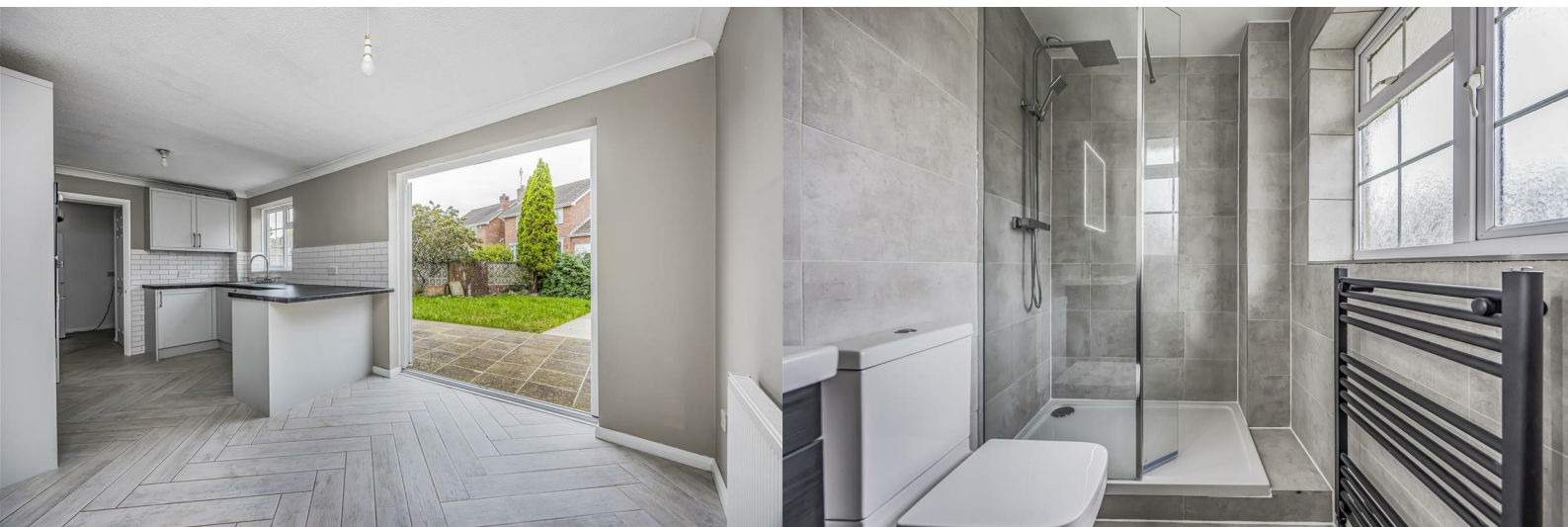




22 Royal Way

Waterlooville, PO7 8JG

Offers in the region of £400,000



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Welcome to this beautifully refurbished three-bedroom detached home, perfectly positioned on Royal Way in Waterlooville — a quiet, tucked-away residential road offering both privacy and convenience. Significantly updated throughout, this impressive property offers stylish, flexible living accommodation designed for modern family life. With its spacious interior, contemporary finishes, and excellent local amenities nearby, this home is ready to move straight into — offered with no forward chain.

As you approach, the property presents beautifully with its clean, modern facade and generous frontage. To the front, there is driveway parking for two to three cars, along with access to the single garage, providing ample parking and storage space — perfect for busy households.

Step inside and you're welcomed by a bright entrance hallway. To the right, a large, elegant lounge offers a perfect space for relaxing or entertaining. Featuring hard flooring that's both stylish and practical, this room has a warm yet contemporary feel, complemented by large windows that allow natural light to fill the space. The neutral décor provides a calm backdrop ready for the new owners to add their personal touch. Thoughtful details, such as storage beneath the stairs, enhance functionality and help maintain the property's sleek, uncluttered look. Whether you're enjoying a quiet evening in or hosting friends and family, this is a versatile living space that adapts beautifully to everyday life.

The heart of the home lies beyond — a stunning modern kitchen and dining area, designed with both family living and entertaining in mind. The spacious

dining area flows effortlessly into the beautifully refurbished kitchen, creating a sociable and flexible layout that connects cooking, dining, and relaxation. The kitchen is fitted with contemporary cabinetry, ample worktop space, and high-quality fittings, offering a perfect blend of style and functionality.

At the end of the kitchen, you'll find a practical utility room and a downstairs WC, cleverly tucked away to maximise space and convenience. The utility provides additional storage and laundry facilities, helping to keep the main kitchen area pristine and organised — a thoughtful feature for modern family life.

From the dining area, patio doors open directly onto the rear garden, which has been designed with low maintenance in mind. Featuring a combination of patio and lawn, it provides a versatile outdoor space that's perfect for barbecues, entertaining, or simply relaxing. The enclosed garden offers privacy and security, making it ideal for children and pets while requiring minimal upkeep throughout the year.

Upstairs, a spacious landing leads to three bedrooms and the family bathroom, each finished to an excellent standard. The principal bedroom is a standout feature — a generous, recently redecorated space with built-in wardrobes and a luxurious modern ensuite. The ensuite includes a walk-in shower, contemporary tiling, and a heated towel rail, adding a touch of everyday luxury.

Bedroom Two is another good-sized double room, perfect for guests or older children, while Bedroom Three makes a fantastic nursery, home office, or single bedroom, offering flexibility for growing families or

those working from home.

The family bathroom has been beautifully finished in a modern, contemporary style, featuring a shower over bath, elegant tiling, and a heated towel rail. It's a peaceful, spa-like space designed for relaxation at the end of the day.

Every room in this home reflects a meticulous attention to detail and a commitment to quality. The décor is tasteful and cohesive, the finishes are high-end, and the overall layout has been designed for comfort and practicality. With all the refurbishment work completed to a superb standard, there's truly nothing left to do but move in and enjoy.

Situated on a peaceful road in Royal Way, Waterloooville, this property is ideally placed for families and commuters alike. It's within easy reach of HSDC College, Oaklands School, and Crookhorn School, all highly regarded local institutions. Excellent transport links, including quick access to the A3 and nearby motorways, make travel across the region effortless.

For everyday convenience, the home is also within

walking distance of Waterloooville's local high street, which offers shops, cafés, supermarkets, and amenities, ensuring everything you need is close at hand.



Road Map



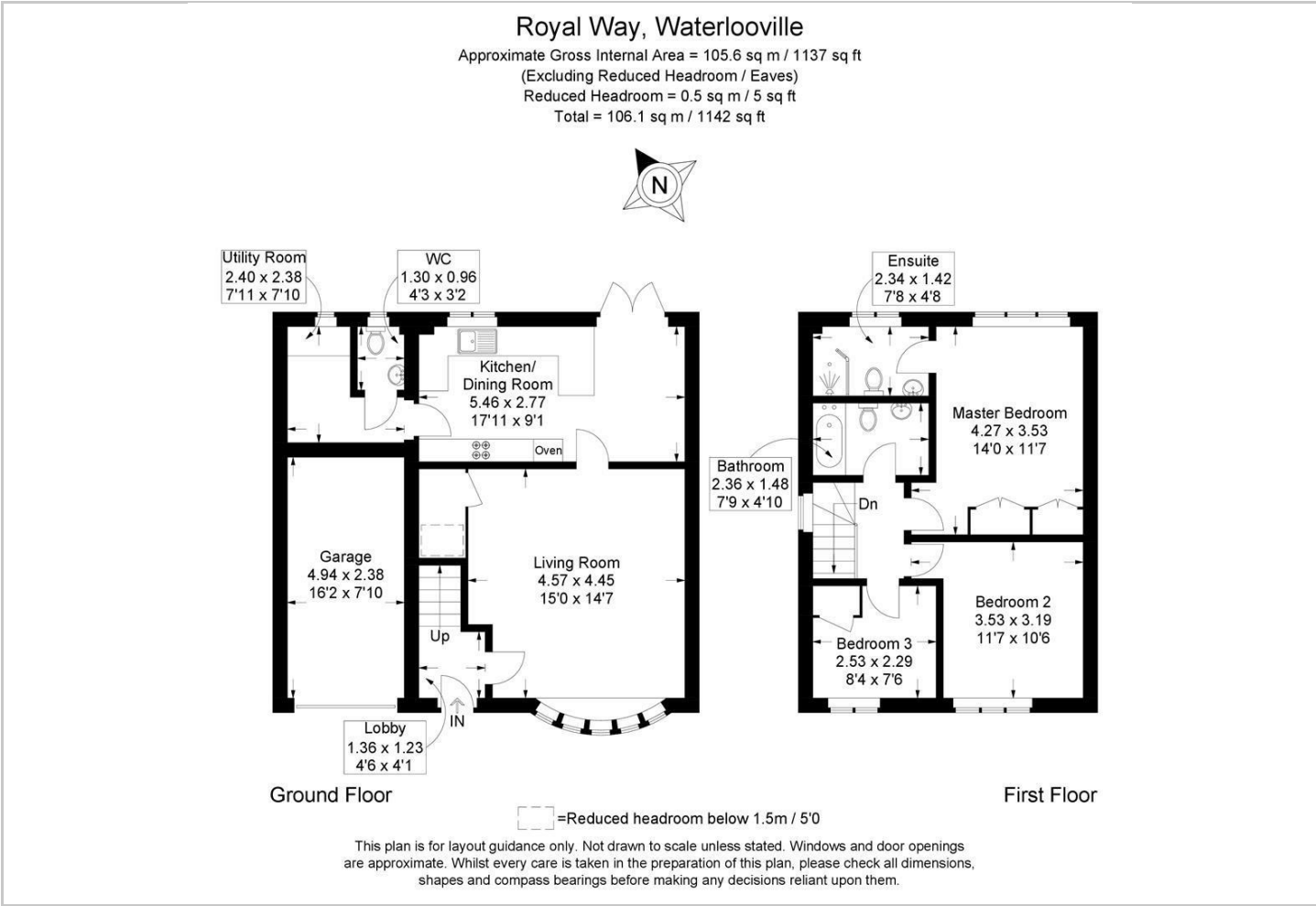
Hybrid Map



Terrain Map



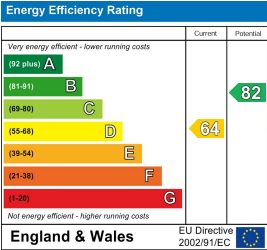
Floor Plan



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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