



**Pakenham Road, WATERLOOVILLE PO7 3BY**

**welcome to**

## **Pakenham Road, WATERLOOVILLE**

This property is conveniently located within easy reach of great transport links, close to local amenities and school catchment areas. Viewings are highly recommended at this well presented four-bedroom detached house located in the Berewood development.

### **Entrance Hall**

uPVC door. Smooth ceiling. Smooth walls. Radiator. Storage. Laminate flooring.

### **Cloakroom**

Smooth ceiling. Smooth walls. Radiator. Pedestal wash hand basin. Low level WC. Laminate flooring.

### **Lounge**

11' 7" x 20' 5" recess ( 3.53m x 6.22m recess )  
Double glazed to front elevation. Double glazed to rear elevation and double glazed patio door.  
Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

### **Kitchen / Diner**

16' 5" x 14' 3" ( 5.00m x 4.34m )  
Double glazed to rear elevation. Double glazed patio door to rear elevation. Smooth ceiling. Smooth walls. Radiator. Six ring gas hob. Oven. Dishwasher. Fridge and freezer. Mixer tap. Storage under stairs. Laminate flooring.

### **Utility Room**

10' 2" max x 5' 1" ( 3.10m max x 1.55m )  
Double glazed to front elevation. uPVC door to side elevation. Smooth ceiling. Smooth walls. Radiator. Storage and boiler. Washing machine. Laminate flooring.

### **Landing**

Smooth ceiling. Smooth walls. Radiator. Two storage cupboards. Attic access. Carpeted flooring.

### **Bedroom One**

12' 5" max x 9' 7" ( 3.78m max x 2.92m )  
Double glazed to rear elevation. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

### **En-Suite**

Frosted double glazed to rear elevation. Smooth ceiling. Part smooth part tiled walls. Radiator. Shower. Pedestal wash hand basin. Electric shaver socket. Low level WC. Laminate flooring.

### **Bedroom Two**

11' 8" max x 10' 8" max ( 3.56m max x 3.25m max )  
Double glazed to front elevation. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

### **Bedroom Three**

10' 8" x 10' 6" ( 3.25m x 3.20m )  
Double glazed to rear elevation. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

### **Bedroom Four**

9' 9" x 7' ( 2.97m x 2.13m )  
Double glazed to front elevation. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

### **Bathroom**

Frosted double glazed to front elevation. Smooth ceiling. Part smooth part tiled walls. Radiator. Bath. Shower. Pedestal wash hand basin. Low level WC. Laminate flooring.

### **Front Garden**

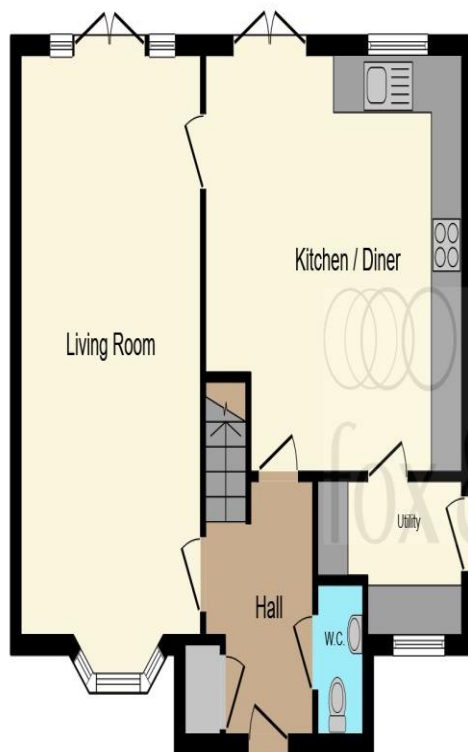
Paved drive. Laid to lawn. Mature shrubs.

### **Rear Garden**

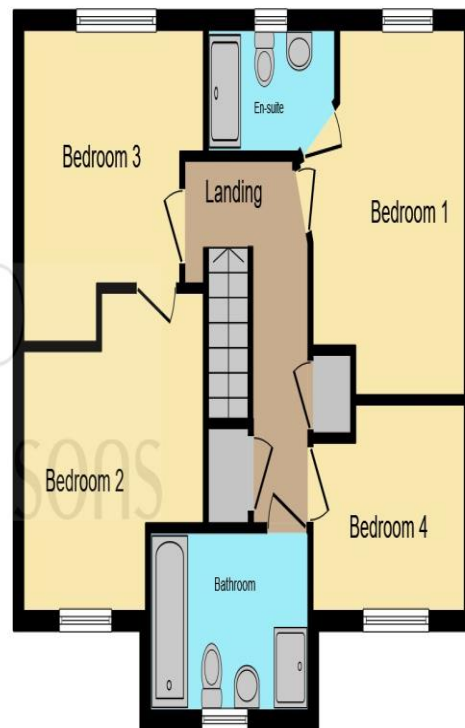
Side access from Utility. Gated pedestrian access. Patio area. Laid to lawn. External tap.

### **Garage**

10' 5" x 21' 1" ( 3.17m x 6.43m )  
Brick built. Power and lighting. Storage in rafters. Concrete flooring.



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





**welcome to**  
**Pakenham Road,**  
**WATERLOOVILLE**

- Modern New Build Property in the Berewood Estate
- Four Double Bedrooms
- Offered with no forward chain
- Garage & Parking
- A former 'David Wilson Home' Development

Tenure: Freehold EPC Rating: B

**£475,000**



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