



**Newlands Avenue, Waterlooville PO7 5FH**

**welcome to**

## **Newlands Avenue, Waterloo**

This stunningly presented three-bedroom detached family home in the sought after Berewood Estate. Externally this property offers a driveway for multiple cars, & also benefits from EV charging. Located in central Waterloo within close proximity to amenities, schools and transport links.

### **Entrance Hall**

Smooth ceiling. Spot lights. Smooth walls. Radiator. Understairs storage. Laminate flooring.

### **Cloakroom**

Double glazed window to front elevation. Smooth ceiling. Smooth walls. Radiator. Wall wash hand basin. Low level WC. Laminate flooring.

### **Lounge**

11' 5" max x 15' 6" ( 3.48m max x 4.72m )  
Double glazed window to front elevation. Shutters. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

### **Kitchen / Diner**

18' 5" x 12' recess ( 5.61m x 3.66m recess )  
Double glazed window to rear elevation. Smooth ceiling. Part smooth part tiled walls. Wall and base units. Built in appliances. Built in storage. Island and breakfast bar. Hob and extractor. One and a half bowl sink and drainer. Radiator. Laminate flooring. Double glazed door to rear elevation.

### **Landing**

Double glazed window to side elevation. Smooth ceiling. Attic access. Smooth walls. Built in storage. Radiator. Carpeted flooring.

### **Bedroom One**

11' 2" x 11' ( 3.40m x 3.35m )  
Double glazed window to front elevation. Shutters. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

### **En-Suite**

Double glazed window to side elevation. Smooth ceiling. Part smooth part tiled walls. Walk-in shower. Wall wash hand basin. Low level WC. Tiled flooring.

### **Bedroom Two**

11' 1" max x 11' 7" max ( 3.38m max x 3.53m max )  
Double glazed window to rear elevation. Shutters. Smooth ceiling. Part smooth part panelled walls. Radiator. Carpeted flooring.

### **Bedroom Three**

7' 2" max x 10' 11" max ( 2.18m max x 3.33m max )  
Double glazed window to rear elevation. Shutters. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

### **Bathroom**

Double glazed window to front elevation. Smooth ceiling. Part smooth part tiled walls. Built in storage. Bath and shower. Wall wash hand basin. Low level WC. Tiled flooring.

### **Front Garden**

Large brick paved driveway. Laid to lawn. Shrubs. High privacy bushes. Path to front door.

### **Rear Garden**

Laid to patio. Shrubs. Laid to lawn. Rear pedestrian access.

### **Outbuilding**

10' x 20' ( 3.05m x 6.10m )  
Brick built. Up and over door. Power and lighting. EV car charging point. Concrete flooring.



Total floor area 121.0 m<sup>2</sup> (1,302 sq.ft.) approx

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**  
**Newlands Avenue,**  
**Waterlooville**

- Three Bedrooms
- Detached Family Home
- Well Presented
- Driveway for Multiple Cars & EV Charging
- Open Plan Modern Kitchen//Diner

Tenure: Freehold EPC Rating: C

**£425,000**



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Property Ref:  
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