



Topaz Grove, Waterloooville PO7 8ST

welcome to

Topaz Grove, Waterloo

Located in a highly desirable area, this home has a separate annexe, a conservatory and benefits from a driveway providing off road parking

Entrance Hall

uPVC door. Double glazed window to front elevation. Smooth ceiling. Smooth walls. Radiator. Laminate flooring.

Cloakroom W/C

Double glazed window to side elevation. Smooth ceiling. Smooth walls. Radiator. Wall basin. Low level WC. Tiled flooring.

Study

9' 8" x 10' 8" (2.95m x 3.25m)
Double glazed window to rear elevation. Smooth ceiling. Coving. Part smooth part panelled walls. Radiator. Laminate flooring.

Lounge

13' x 21' 8" (3.96m x 6.60m)
Double glazed Bay window to front elevation. Smooth ceiling. Coving. Smooth wall papered walls. Two radiators. Log burner. Wood flooring. Doors to Conservatory.

Kitchen/Diner

21' 9" max x 9' 1" max (6.63m max x 2.77m max)
Double glazed window to rear elevation. Smooth ceiling. Smooth walls. Radiator. Wall and base units. Wooden counter top. Butler sink with mixer tap. Fridge/Freezer. Dishwasher. Five ring induction hob. Double oven. Laminate flooring. Double glazed bi-fold doors to side elevation.

Utility Room

10' 6" x 4' 2" (3.20m x 1.27m)
Double glazed window to rear elevation. Coving. Wall and base units. Radiator. Laminate flooring. Double glazed door to rear elevation.

Conservatory

14' 8" x 12' 4" (4.47m x 3.76m)
Double glazed windows to rear and side elevations. uPVC roof. Smooth walls. Tiled flooring. Double glazed door to side elevation.

Landing

Double glazed window to front elevation. Smooth ceiling. Smooth walls. Storage. Carpeted flooring.

Bedroom One

11' 1" + recess x 11' 9" (3.38m + recess x 3.58m)
Double glazed window to rear elevation. Smooth ceiling. Smooth wall papered walls. Radiator. Built in wardrobe. Carpeted flooring.

En-Suite

Double glazed window to rear elevation. Smooth ceiling. Spotlights. Part smooth part tiled walls. Bath and shower. Dual sink vanity. Low level WC. Radiator. Tiled flooring

Bedroom Two

14' 4" x 9' 9" (4.37m x 2.97m)
Double glazed window to rear elevation. Smooth ceiling. Smooth wall papered walls. Cupboard. Radiator. Carpeted flooring.

Bedroom Three

11' 1" x 9' 9" (3.38m x 2.97m)
Double glazed window to front elevation. Smooth ceiling. Smooth walls. Radiator. Cupboard. Carpeted flooring.

Bedroom Four

8' 7" x 9' 9" (2.62m x 2.97m)
Double glazed window to front elevation. Smooth ceiling. Smooth walls. Radiator. Cupboard. Carpeted flooring.

Bathroom

Double glazed window to front elevation. Smooth ceiling. Part smooth part tiled walls. Radiator. P-shaped bath and shower. Wash hand basin and low level WC vanity unit. Tiled flooring.

Front Garden

Brick paved driveway. Double garage.

Rear Garden

Laid to patio. Laid to lawn. Shed. Outside tap. Hot tub.

Double Garage

17' x 15' (5.18m x 4.57m)
Up and over door. Power and lighting. Concrete flooring.

Annexe

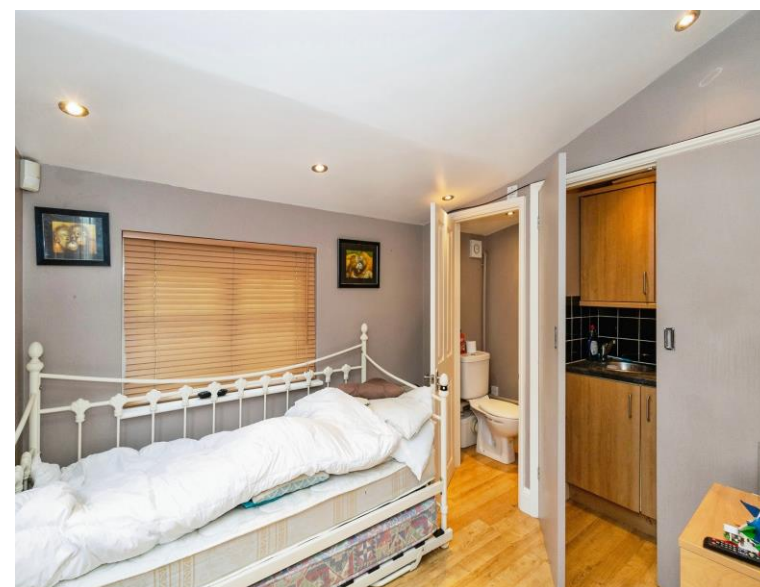
Lounge 8'8" x 12'1" - Single glazed windows to side and rear elevation. Smooth ceiling. Smooth walls. Electric heater. Laminate flooring.

Bedroom 8'8" x 9'0" - Single glazed window to side elevation. Smooth ceiling. Smooth walls. Storage. Laminate flooring. Single glazed door to rear elevation.

WC - Smooth walls. Smooth ceiling. Wall basin. Low level WC. Laminate flooring.



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



welcome to
Topaz Grove,
Waterlooville

- Four Double Bedrooms Detached House
- Separate Annexe
- Driveway & Double Garage
- Spacious Lounge with Log Burner
- Light & Airy Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in excess of
£625,000



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Property Ref:
WLV109032 - 0005

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