



**Tanner's Ridge, Waterloooville PO7 5RF**

**welcome to**

## **Tanner's Ridge, Waterloo**

A beautifully presented end of terrace house offering a lounge/diner, kitchen and a master bedroom with walk-in dressing room and en-suite to the ground floor, while upstairs offers three further bedrooms and the family bathroom. The property also benefits from a garage and off road parking.

### **Entrance Porch**

Via front door with double glazed panels and double glazed window above and to the side. Door to lounge/diner.

### **Lounge/Diner**

18' 5" max x 17' 6" max ( 5.61m max x 5.33m max )  
Double glazed window to front aspect. Laminate floor, radiator. Stairs leading to first floor. Door to kitchen.

### **Kitchen**

19' 2" x 8' 8" ( 5.84m x 2.64m )  
Double glazed window to rear aspect and door leading to rear garden. Range of wall and base units with work surface over, incorporating single drainer sink unit with mixer tap over. Breakfast bar. Built-in oven and hob with extractor hood over, space for washing machine and tumble dryer. Built-in dishwasher and fridge/freezer. Door to master bedroom.

### **Master Bedroom**

13' 5" x 9' 4" ( 4.09m x 2.84m )  
Double glazed sliding patio doors to rear garden. Carpet flooring, radiator. Doorway to dressing room.

### **Dressing Room**

10' 11" x 6' 4" ( 3.33m x 1.93m )  
Carpet flooring, skylight to ceiling. Through into en-suite.

### **En-Suite Shower Room**

Double glazed window to rear aspect. Low level WC, wash hand basin over vanity unit and shower cubicle. Radiator.

### **First Floor Landing**

#### **Bedroom Two**

13' x 7' 11" max ( 3.96m x 2.41m max )  
Double glazed window to rear aspect. Carpet flooring, radiator.

#### **Bedroom Three**

9' 11" x 8' 6" ( 3.02m x 2.59m )  
Double glazed window to front aspect. Built-in wardrobe, carpet flooring, radiator.

#### **Bedroom Four**

10' 7" max x 8' 3" max ( 3.23m max x 2.51m max )  
L-Shaped room. Double glazed window to front aspect. Built-in wardrobe, carpet flooring, radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising panel enclosed bath with shower over, low level WC and pedestal wash hand basin. Tiled to principal areas, radiator.

### **Outside**

#### **Front**

Block paved driveway with gravel border, providing off road parking for multiple cars. Access to garage.

### **Garage**

16' 2" x 7' 9" ( 4.93m x 2.36m )  
Electric roller door, power and light.

### **Rear Garden**

Enclosed by panel fencing with rear pedestrian access. Laid to lawn and patio. Shed.



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**  
**Tanner's Ridge,**  
**Waterlooville**

- Four Bed End of Terrace House
- Off Road Parking & Garage
- Spacious Lounge/Diner
- Ground Floor Master Bedroom with En-Suite
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£425,000**



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