



FROM  
**£525,000**  
**Plot 109 Nicholson Way**  
Elm Green, PO7 3DN

## PROPERTY SUMMARY

BRAND NEW HOME built by Redrow Homes and located on the popular Elm Green development at Berewood. We are delighted to offer for sale The Shaftesbury, a luxurious executive style detached home currently under construction. This 4 bedroom property will be completed to a high specification throughout and early interest is advised. The property boasts 4 well-proportioned bedrooms, en-suite facilities to the master bedroom, family bathroom suite, open plan kitchen/diner, separate utility room, large light and airy lounge and a ground floor WC. Externally there is a large west facing rear garden and a garage with driveway providing off road parking. Elm Green is a modern development close to Waterlooville town centre and has a host of amenities on your door step. For further information contact Jeffries & Dibbens.





**AGENTS NOTE** The pictures used are library pictures of a similar property as this particular plot is under construction. Completion anticipated end 2023.

#### **ENTRANCE HALL**

**LOUNGE** 21' 2" x 11' 8" (6.45m x 3.56m)

**KITCHEN/DINER** 25' 7" x 11' 7" (7.8m x 3.53m)

**UTILITY ROOM** 6' 6" x 5' 9" (1.98m x 1.75m)

**WC** 6' 6" x 3' 4" (1.98m x 1.02m)

#### **FIRST FLOOR LANDING**

**BEDROOM 1** 12' 5" x 11' 9" (3.78m x 3.58m)

**ENSUITE** 8' 5" x 4' 5" (2.57m x 1.35m)

**BEDROOM 2** 11' 5" x 10' 01" (3.48m x 3.07m)

**BEDROOM 3** 11' 9" x 8' 4" (3.58m x 2.54m)

**BEDROOM 4** 9' 7" x 8' 3" (2.92m x 2.51m)

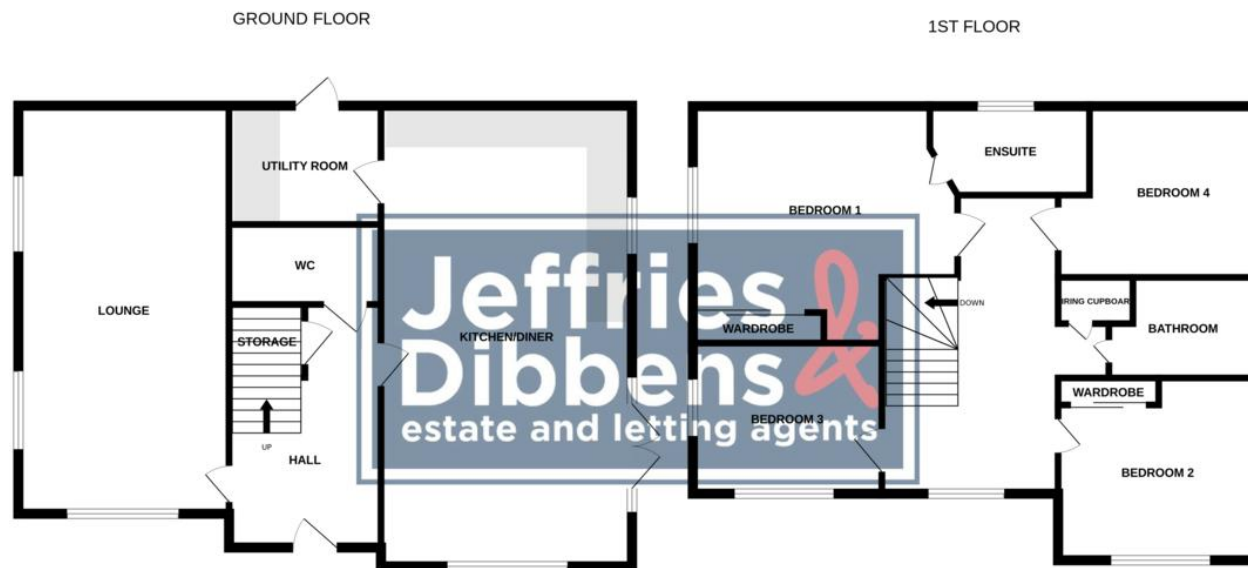
**BATHROOM** 7' 5" x 6' 6" (2.26m x 1.98m)

**LOCAL AUTHORITY**  
Winchester City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
Dibbens &**  
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