



**£550,000**

**Allenby Road**

Berewood, PO7 5FL



## PROPERTY SUMMARY

With a wonderful wooded outlook and boasting a prominent corner plot position, we are delighted to offer for sale this stunning 4 bedroom detached home on the highly regarded 'Yew Gardens' development at Berewood. Built by Redrow Homes only 7 years ago and benefitting from the remainder of the NHBC warranty early interest is assured. The property has numerous benefits including 4 double bedrooms, 2 new bathroom suites, large light and airy lounge, stunning open plan kitchen/breakfast room and a separate utility. Externally there is a good sized rear garden with patio area and artificial grass as well as a garage with own driveway. The current owners have fully redecorated, re-carpeted and re-floored the entire property. Properties of this quality rarely become available so to avoid disappointment contact Jeffries & Dibbens as sole agents today and book your viewing.





**ENTRANCE HALL** Radiator, under stair cupboard, LVT flooring, stairs to first floor landing, doors to;

**KITCHEN/DINER** 25' 05" x 11' 07" (7.75m x 3.53m) Windows to front and side aspects, radiator and under floor heating, double doors opening onto the garden, range of wall and base units with Quartz work surfaces, integrated double oven and microwave, gas hob and extractor fan over, dishwasher, space for American style fridge freezer, sink and drainer unit with mixer tap over, spot lighting, wine cooler, matching LVT flooring, door to utility room.

**UTILITY ROOM** 6' 05" x 5' 09" (1.96m x 1.75m) Window to rear aspect, radiator, storage cupboards with matching Quartz work surfaces, plumbing for washing machine and space for tumble dryer, concealed wall mounted boiler, matching LVT flooring, spot lighting.

**WC** Radiator, wash hand basin and WC with vanity surround and cupboard under, extractor, spot lighting, fully tiled, matching LVT flooring.

**LOUNGE** 21' 1" x 11' 08" (6.43m x 3.56m) Twin windows to side aspect, window to front aspect, 2 radiators.

**FIRST FLOOR** Landing - Feature window to front aspect, radiator, access to loft, storage cupboard, doors to;

**BEDROOM 1** 12' x 11' 08" (3.66m x 3.56m) Window to side aspect, radiator, extensive built in wardrobes, door to ensuite.

**ENSUITE** Window to rear aspect, heated hand towel rail, panelled bath, wash hand basin and WC with vanity surround and cupboards under, spot lighting, fully tiled surround and flooring.

**BEDROOM 2** 11' 06" x 10' 04" (3.51m x 3.15m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 3** 11' 11" x 9' 03" (3.63m x 2.82m) Window to front aspect, radiator, built in wardrobes.

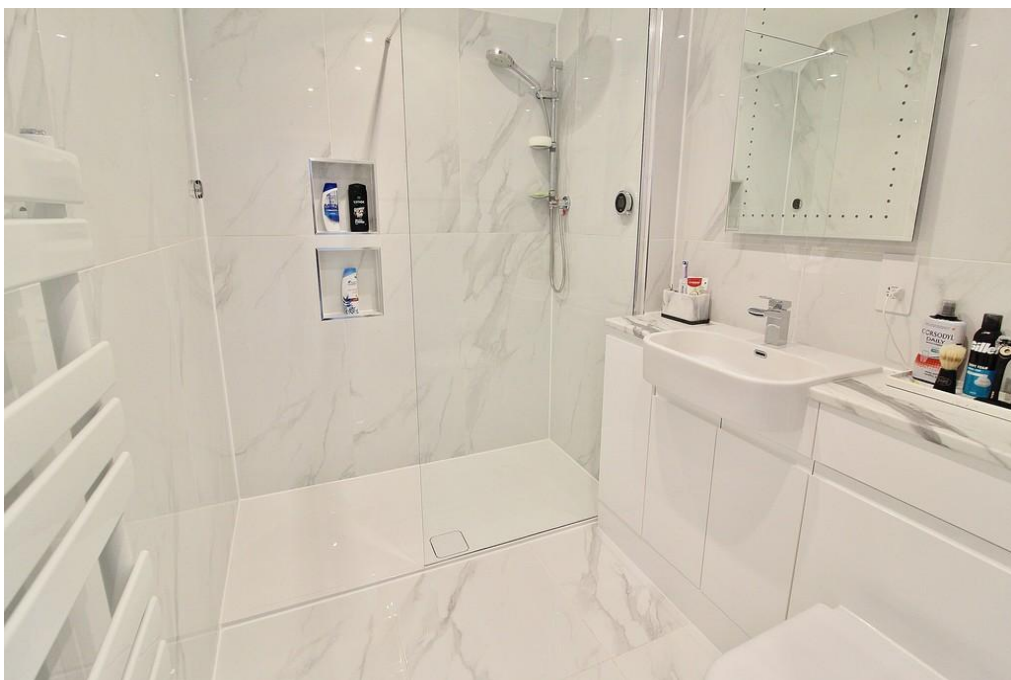
**BEDROOM 4** 10' 5" x 7' 09" (3.18m x 2.36m) Window to side aspect, radiator.

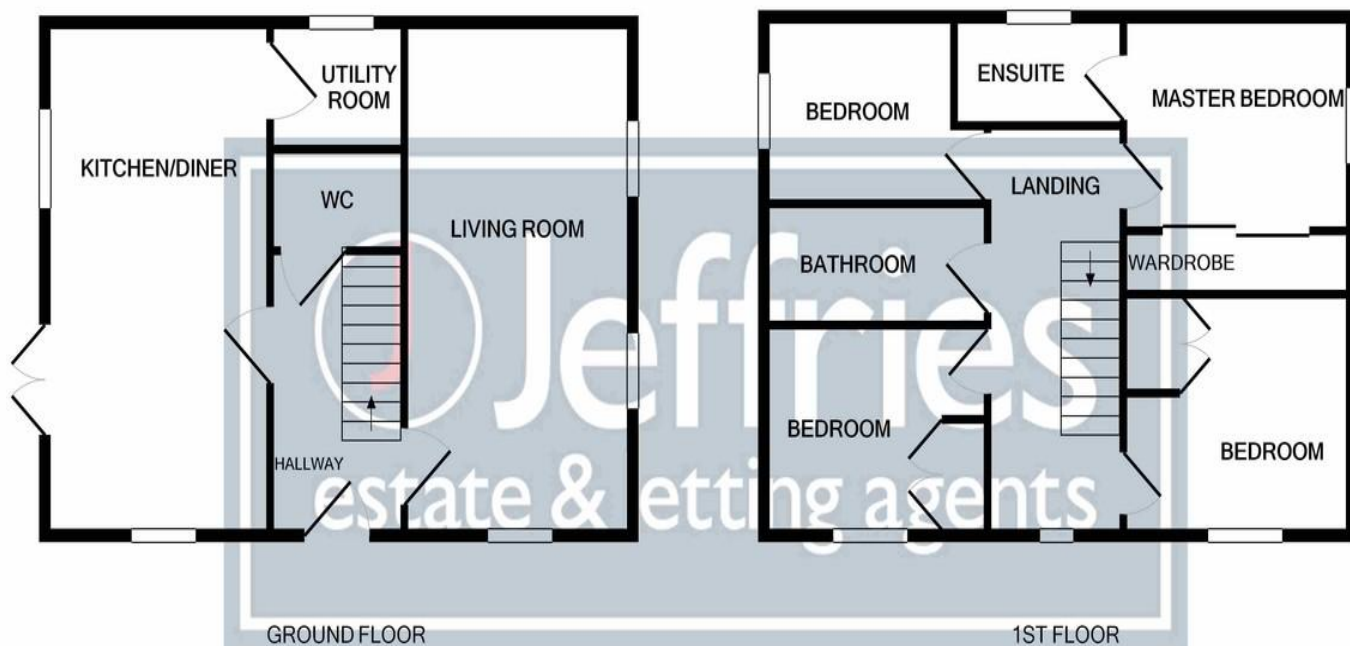
**SHOWER ROOM** 8' x 6' 06" (2.44m x 1.98m) Heated hand towel rail, walk in shower cubicle, wash hand basin and WC with vanity surround and cupboards under, fully tiled, extractor, spot lighting.

**OUTSIDE** Front - Landscaped gardens to the front, wooded outlook, outside light.

**REAR GARDEN** Mainly laid to artificial lawn with patio and seating areas, power point, gated side access, outside light and tap.

**GARAGE** Electric up and over door, power and lighting.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**LOCAL AUTHORITY**  
 Havant Borough Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band E

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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



**OFFICE ADDRESS**  
 226 London Road, Waterlooville,  
 Hampshire, PO7 7HP

**CONTACT**  
 023 9223 1100  
 waterlooville@jeffries.co.uk  
 www.jdea.co.uk