

£425,000
5 Rivers Street
Waterlooville, PO7 5FR

PROPERTY SUMMARY

STUNNING FAMILY HOME!! Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautiful 3 bedroom detached house located on the extremely popular 'Yew Gardens' development at Berewood in Waterlooville. Built by Redrow Homes approximately 7 years ago and benefitting from the remainder of the NHBC warranty early interest is guaranteed! The property boasts 3 well proportioned first floor bedrooms, 2 modern bathroom suites, downstairs W.C, lounge and sumptuous open plan kitchen/diner. Externally there is a wonderful landscaped south facing rear garden and a large detached garage with considerable driveway parking. Additional attractions include super fast fibre optic





ENTRANCE HALL Radiator, under stair storage cupboard, stairs to first floor, doors to:

WC Window to front aspect, radiator, wash hand basin, W.C, extractor fan, spot lighting.

LOUNGE 15' 5" x 11' 2" (4.7m x 2.74m) Window to front aspect, radiator.

KITCHEN/DINER 18' 4" x 11' 10" (5.59m x 3.61m) Window to rear aspect, floor to ceiling radiator, storage cupboard with space and plumbing for washing machine and tumble dryer, integrated fridge freezer, integrated dish washer, range of wall and base units incorporating sink unit with mixer tap over, integral double oven, integral hob with extractor fan over, Amtico flooring, spot lighting, patio doors leading to rear garden.

FIRST FLOOR Landing - Radiator, window to side access, storage cupboard housing boiler, access to all first floor rooms, access to loft.

BEDROOM 1 11' 10" x 11' 2" (3.61m x 3.4m) Window to front aspect, radiator, built in wardrobes, door leading to:

ENSUITE Window to side aspect, heated towel rail, wash hand basin, shower cubicle, W.C, extractor fan.

BEDROOM 2 11' 4" x 11' 2" (3.45m x 3.4m) Window to rear aspect, radiator.

BEDROOM 3 10' 11" x 7' 4" (3.33m x 2.24m) Window to rear aspect, radiator.

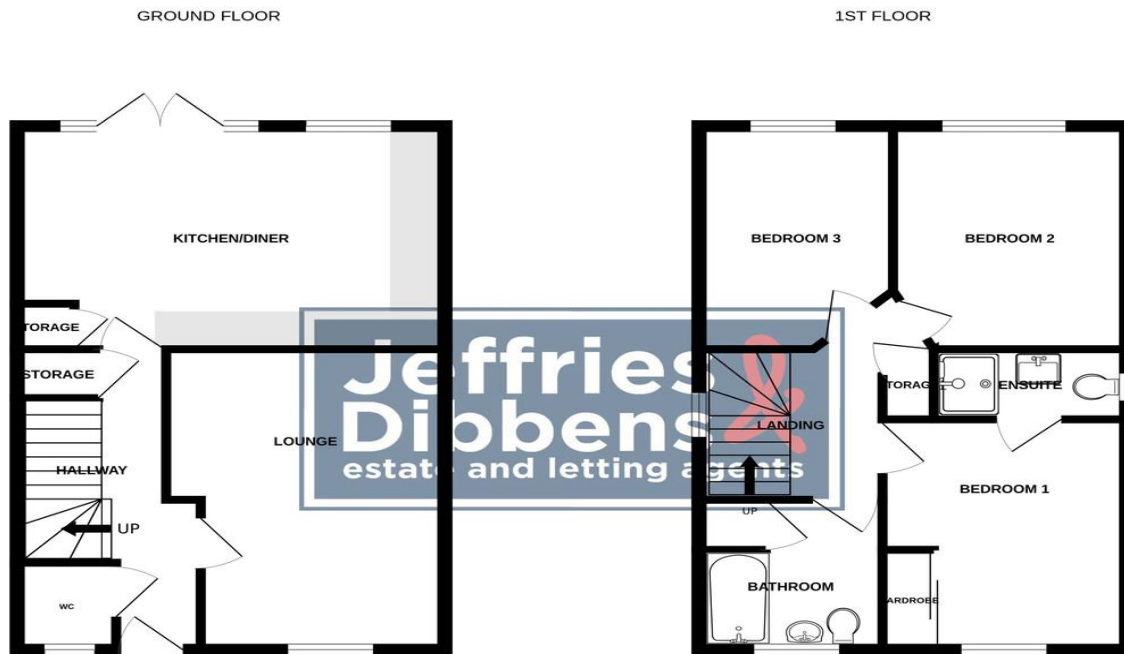
BATHROOM Window to front aspect, heated towel rail, panelled bath with shower over, hand wash basin, WC, tiled surround, spot lighting, extractor, over stair cupboard.

OUTSIDE Front - Own block paved driveway leading to:

GARAGE Up and over door, light and power.

REAR GARDEN Landscaped south facing garden with artificial lawned area, large composite decked area, outside tap, outside lighting, gated side access, raised feature flower beds, power points.





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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(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	

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



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