



**£400,000**

**Newlands Avenue**

Berewood, PO7 5FH

## PROPERTY SUMMARY

STUNNING FAMILY HOME!! We are delighted to offer for sale this beautiful 3 bedroom detached house located on the extremely popular 'Yew Gardens' development at Berewood in Waterlooville. The property boasts 3 well proportioned first floor bedrooms, 2 modern bathroom suites, downstairs W.C, double aspect lounge and open plan kitchen/diner. Externally there is a wonderful landscaped rear garden and allocated parking. Additional attractions include super fast fibre optic broadband and local nature trails and bridle paths providing an attractive setting. To arrange your viewing contact us as sole agents today!





**HALLWAY** Storage cupboard under stairs case.

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

**LOUNGE** 16' 0" x 9' 3" (4.88m x 2.82m) Window to front and side aspect, radiator.

**KITCHEN/DINER** 18' 4" x 9' 3" (5.59m x 2.82m) Window to rear and side aspect, 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, integral double, integral hob with extractor fan over, patio doors leading to rear garden.

**LANDING** Window to side aspect, radiator, storage cupboard housing the boiler, access to all first floor rooms.

**BEDROOM 1** 11' 4" x 8' 9" (3.45m x 2.67m) Window to front aspect, radiator, door leading to:

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

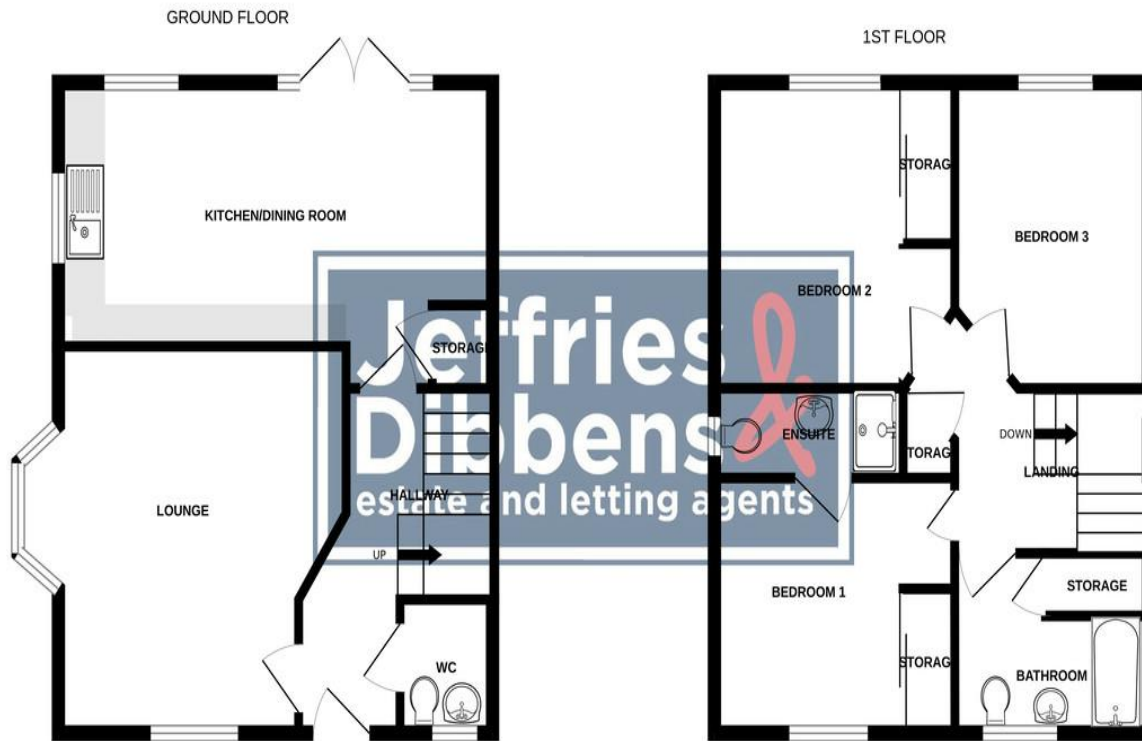
**BEDROOM 2** 11' 9" x 11' 3" (3.58m x 3.43m) Window to rear aspect, radiator.

**BEDROOM 3** 11' 10" x 7' 2" (3.61m x 2.18m) Window to rear aspect, radiator.

## **OUTSIDE**

**REAR GARDEN** Mostly laid to lawn, patio area, gated side access to front, light and tap.

**OFF ROAD PARKING** For 2 cars.



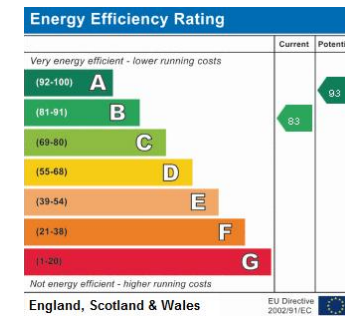
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
 Winchester City Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band D

**VIEWINGS**  
 By prior appointment only



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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