



**OIEO £365,000**  
**Rowe Rise**  
Berewood, PO7 3DF

## PROPERTY SUMMARY

Located on the very popular Berewood development in Waterlooville and built only 6 years ago we are delighted to offer for sale this very well presented 3 double bedroom property in Rowe Rise. This impressive family home is certain to attract immediate interest and internal viewings are very strongly advised. The property has 3 double bedrooms arranged over 2 floors, 2 bathroom suites, a modern fitted kitchen, lounge/diner and additional WC. Externally there is a lovely good sized south facing rear garden and a driveway providing off road parking for 2 vehicles. Additional benefits include fitted shutters and the remainder of the NHBC warranty. To arrange your viewing contact Jeffries & Dibbens as sole agents today.





**ENTRANCE HALL** Composite front door into entrance hall, "A mtico" flooring, stairs to the first floor, door to w/c, door to kitchen and door to lounge/diner.

**LOUNGE/DINER** 15' 4" x 13' 4" (4.67m x 4.06m) Double glazed patio doors to the rear aspect with fitted shutters, double glazed window to the side aspect with fitted shutters, under stairs storage cupboard housing electric consumer unit, two radiators, "A mtico" flooring.

**KITCHEN** 12' 11" x 6' 2" (3.94m x 1.88m) Double glazed window to the front aspect with fitted shutters, range of contemporary high gloss fitted units with wood effect work surface over, integrated oven, hob and extractor unit, integrated fridge and freezer, integrated dishwasher and washing machine, one and a half bowl stainless steel sink with mixer tap, "A mtico" flooring, radiator.

**WC** Low flush w/c, pedestal wash hand basin, radiator, "A mtico" flooring.

**FIRST FLOOR** Landing - Stairs to the top floor, doors to bedrooms two and three, family bathroom/en-suite to bedroom two, radiator.

**BEDROOM 2** 13' 3" x 9' 8" (4.04m x 2.95m) Two double glazed windows with fitted shutters to the front aspect, radiator, door to en-suite/family bathroom (a "Jack'n'Jill" 2 door arrangement allows access directly from bedroom two and also from the landing).

**BEDROOM 3** 13' 11" max x 11' max (4.24m x 3.35m) Two double glazed windows with fitted shutters to the front aspect, radiator.

**BATHROOM/EN-SUITE** 7' x 5' 7" (2.13m x 1.7m) Accessed either from the first floor landing or directly from Bedroom Two. Double glazed, obscured glass window with fitted shutters to the side aspect, panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, low flush w/c, radiator, tiled splash backs, "A mtico" flooring.

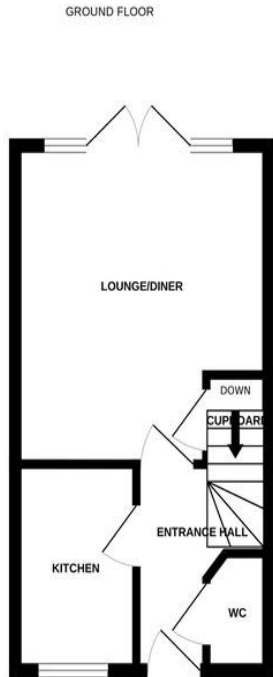
**SECOND FLOOR** Small landing area with a radiator and door to the master bedroom suite.

**BEDROOM 1** 29' 3" max x 11' 1" max (8.92m x 3.38m) Two velux roof windows to the rear aspect, loft access, double glazed mansard style window to the front aspect with fitted shutters, two built in cupboards (one housing the dual zone "Hive" controls), door to en-suite.

**ENSUITE** Velux roof window to the front aspect, walk in shower enclosure with glass screen, pedestal wash hand basin with mixer tap, low flush w/c, radiator, "A mtico" flooring.

**OUTSIDE** Front - To the front of the property there is a dropped kerb leading to a block paved driveway and a pedestrian gate accessing the rear garden.

**REAR GARDEN** To the rear there is a good sized garden directly accessed from the lounge/diner which is laid to lawn with raised sleeper planters, an area of patio and a further elevated substantial decked area. To the side there is a timber shed and access to the driveway via a pedestrian gate



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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