



£549,995
Pakenham Road
Berewood, PO7 3BY

PROPERTY SUMMARY

Located on the popular Berewood development and tucked away in a quiet corner, we are delighted to offer for sale this stunning 4 bedroom detached property in Pakenham Road. This property is presented for sale to a very high standard throughout and internal viewings are essential to fully appreciate all this amazing property has to offer. Internally the property boasts 4 well proportioned bedrooms, en-suite facilities, a 4 piece family bathroom, large airy lounge, utility room, additional WC and a wonderful open plan kitchen/diner. Externally the property has been professionally landscaped and boasts a simply beautiful corner plot garden with an abundance of shrubs, trees and flowers, driveway and garage. This property will attract immediate interest and viewings can be arranged by contacting Jeffries & Dibbens Estate Agents.





ENTRANCE HALL Window and door to front aspect, radiator, LVT flooring throughout majority of the ground floor and Amtico flooring beneath, storage cupboard, stairs to first floor, doors leading to:

WC Radiator, WC, hand wash basin, extractor fan, part tiled surround.

LOUNGE 19' 08" x 11' 08" (5.99m x 3.56m) Bay window to front aspect, 2 radiators, window s and double doors leading to the garden.

KITCHEN/DINER 16' 06" x 14' 2" (5.03m x 4.32m) Window and double doors to rear aspect, radiator, range of wall & base units with work surfaces over, under unit lighting, sink unit with mixer tap, large 6 ring gas hob with extractor hood above, built in double oven, integral fridge/freezer, integral dishwasher, under stair storage cupboard, door leading to:

UTILITY ROOM Window to front aspect, door to side garden, cupboard housing boiler, radiator, range of work surfaces and wall and base units, plumbing for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING Access leading to loft, 2 radiators, over stairs storage cupboard, airing cupboard, doors leading to.

BEDROOM 1 12' 06" x 10' 09" (3.81m x 3.28m) Window to rear aspect, radiator, part panelled wall, door leading to.

ENSUITE Window to rear aspect, LVT flooring, heated towel rail, WC, hand wash basin, part tiled surround, shower cubicle, extractor fan.

BEDROOM 2 11' 10" x 8' 11" (3.61m x 2.72m) Window to front aspect, radiator, panelled wall.

BEDROOM 3 10' 7" x 10' 00" (3.23m x 3.05m) Window to rear aspect, radiator.

BEDROOM 4 9' 10" x 7' 01" (3m x 2.16m) Window to front aspect, radiator.

OUTSIDE Front - Landscaped front with brick built mature flower beds and trees, gated side access, block paved driveway leading to:

GARAGE (Part converted). Up and over door, light and power, pull down ladder to considerable roof void storage.

REAR GARDEN Stunning landscaped corner plot rear garden with an extensive array of shrub, mature tree and flower borders, artificial lawned areas, 2 large patio and seating areas, secluded area, outside tap, lighting and power points, feature fire wall, door to:

BAR 14' 00" x 9' 11" (4.27m x 3.02m) Window and sliding doors to front aspect, wooden bar, light and power. (Originally part of the garage).





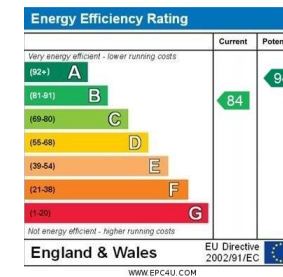
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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



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

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