



**£625,000**  
**Nevinson Way**  
Berewood, PO7 5FW

## PROPERTY SUMMARY

Located on the popular Yew Gardens development at Berewood in Waterlooville, we are delighted to offer for sale this beautifully presented 4 bedroom detached property which has been modified to provide bespoke facilities for disabled living. The property offers 4 double first floor bedrooms, 2 bathroom suites, an open plan kitchen/dining room with separate utility room, a lounge with luxury glass elevator to the master bedroom, ground floor WC and a further ground floor reception room. The kitchen is fitted with high quality appliances and some bespoke units. Additional features include fitted hoists in some rooms. Externally there is a landscaped rear garden and a driveway with additional parking space providing off road parking for multiple vehicles. For those customers requiring a ready made property for disabled living this home is ideal. To arrange your viewing contact us as sole agents!





**ENTRANCE HALL** Radiator, Karndean flooring throughout the majority of the ground floor, stairs to first floor, door to:

**LOUNGE** 15' 11" x 11' 01" (4.85m x 3.38m) Window to front aspect, floor to ceiling radiator, feature gas effect fire, bespoke glass elevator to first floor master bedroom, door to:

**KITCHEN/DINER** 18' 01" x 11' 09" (5.51m x 3.58m) Window and bi-fold doors to rear aspect, radiator, full range of fitted soft closing cupboards, units and 'Snowy Ibiza' Silestone Quartz work surfaces, Neff fitted pyrolytic oven and single oven, integrated Zanussi fridge freezer, pull out larder unit, tv in corner carousel units, electric wall mounted electric 'Climber' unit AEG induction hob with Falmecc luxury extractor hood over, dishwasher, 1 1/2 bowl sink unit with Quooker boiling water tap, door to utility room, inner hallway leading to:

**RECEPTION ROOM/CINEMA ROOM** 11' 06" x 9' 09" (3.51m x 2.97m) Radiator, projector unit with built in speakers.

**UTILITY ROOM** 6' 08" x 6' 04" (2.03m x 1.93m) Door to rear garden, radiator, matching Silestone Quartz work surfaces with inset sink unit and mixer tap, cupboard under, wall mounted concealed boiler, plumbing for washing machine, space for tumble dryer, door to:

**WC** Window to side aspect, radiator, hand wash basin, WC, ceiling fitted hoist.

**FIRST FLOOR** Landing - Radiator, access to loft which has been boarded for storage, airing cupboard, doors to:

**BEDROOM 1** 13' 07" x 11' (4.14m x 3.35m) Window to front aspect, radiator, glass elevator, door to en-suite, entrance to:

**BEDROOM 4/DRESSING ROOM** 12' 04" x 8' 04" (3.76m x 2.54m) Window to rear aspect, radiator, extensive range of fitted wardrobes, bedroom furniture/dresser unit/work station.

**ENSUITE** Window to front aspect, heated towel rail, shower, hand wash basin with vanity surround and drawers under, WC, part tiled, spot lighting, ceiling mounted hoist.

**BEDROOM 2** 12' 03" x 10' 03" (3.73m x 3.12m) Window to front aspect, radiator.

**BEDROOM 3** 12' 07" x 9' 01" (3.84m x 2.77m) Window to rear aspect, radiator.

**BATHROOM** Window to rear aspect, heated towel rail, panelled bath with shower over, hand wash basin with vanity surround and cupboard under, WC, spot lighting, part tiled.

**OUTSIDE** Front - Lawned area, driveway to remainder of garage, additional parking, gated side access to:

**REAR GARDEN** Landscaped rear garden with large patio area, lawned area, children's play area, raised matching flower beds, outside tap, outside light.

**GARAGE** Up and over door, light and power. (Reduced size)



GROUND FLOOR

1ST FLOOR



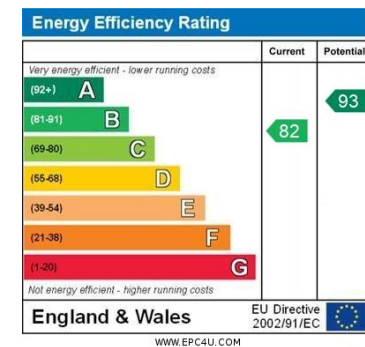
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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