



£524,300
11 Newlands Avenue
Waterlooville, PO7 5FH

PROPERTY SUMMARY

No Forward Chain!! Situated on the highly regarded 'Yew Gardens' development of Berewood close to Waterlooville town centre and built only 8 years ago by award winning builders 'Redrow Homes', Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautifully presented 4 bedroom detached family home. This fabulous family home really needs to be seen internally to be appreciated and viewings can be arranged by contacting us as sole agents. A particular attraction of this property are the 4 double bedrooms, a wonderful open plan kitchen/diner, separate utility room and well appointed en-suite and bathroom. Externally there is an impressive rear garden and a garage with extra





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ENTRANCE HALL Radiator, stairs to first floor, engineered Oak flooring, door to:

LOUNGE 16' 0" x 11' 1" (4.88m x 3.38m) Window to front aspect, engineered Oak flooring, radiator.

KITCHEN/DINER 18' 3" x 11' 1" (5.56m x 3.38m) Double doors and windows to rear garden, radiator, under stair storage cupboard, modern range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit, built in double oven, hob and extractor, integrated dishwasher and fridge freezer, tiled flooring, spot lighting.

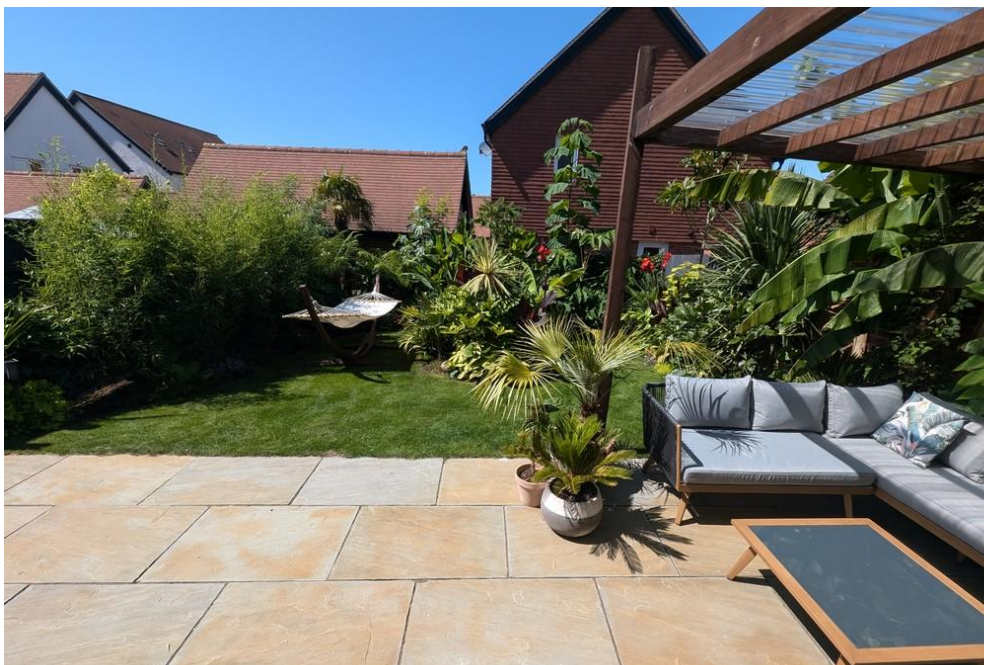
UTILITY ROOM Door to garden, radiator, matching range of cupboards, units and work surfaces, sink unit, wall mounted boiler, plumbing for washing machine and space for tumble dryer, matching tiles, door to:

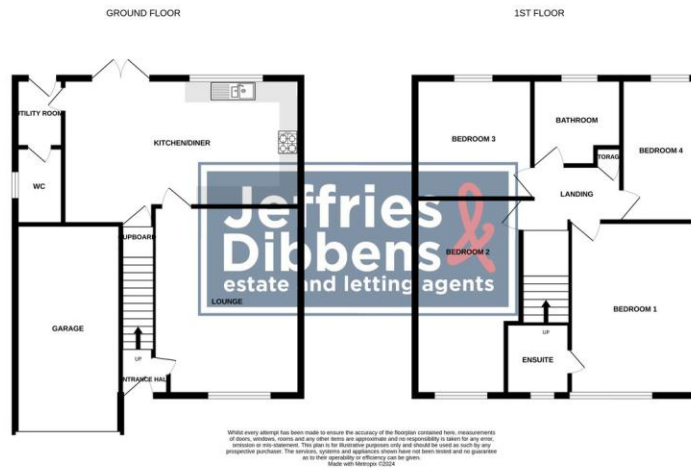
WC Window to side aspect, radiator, hand wash basin, W.C, extractor fan, tiled flooring, spot lighting.

FIRST FLOOR Landing - Airing cupboard, radiator, access to loft, doors to:

BEDROOM 1 13' 8" x 10' 11" (4.17m x 3.33m) Window to front aspect, radiator, door to:

ENSUITE Window to front aspect, heated towel rail, shower cubicle, W.C, hand wash basin with individually designed vanity surround, tiled flooring and surround.



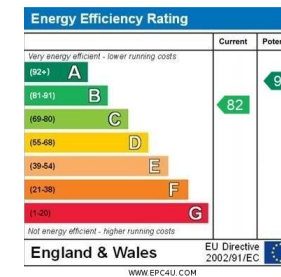


LOCAL AUTHORITY
Havant Borough Council

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

Jeffries Dibbens
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