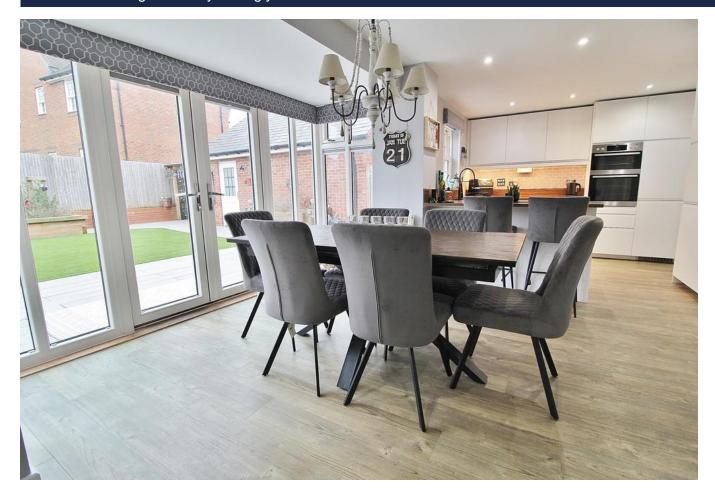


# PROPERTY SUMMARY

EX SHOW HOME! Located on the popular Berewood development we are delighted to present for sale this stunning ex-show home property in Pakenham Road. With a range of enhanced features and specifications this magnificent family home needs to be viewed internally to be fully appreciated. The property boasts 4 double bedrooms, 2 high specification bathroom suites, lounge, ground floor WC, study, utility room and a stunning open plan kitchen/diner/family room. Externally the rear garden has been landscaped and has a large patio and artificial lawn area and garage with own block paved driveway. The property occupies a prominent position on the development and internal viewings are very strongly advised.















**ENTRANCE HALL** Radiator, Amtico flooring running throughout the ground floor (apart from study and lounge), storage cupboard, stairs to first floor, doors to:

LOUNGE 16' 4" x 11' 11" (4.98m x 3.63m) Bay window to front aspect, 2 radiators, spot lighting.

STUDY 9' x 8' 8" (2.74m x 2.64m) Bay window to front aspect, radiator.

**WC** Radiator, WC, hand wash basin, spot lighting, extractor.

**KITCHEW DINER/FAMILY ROOM** 28' 5" x 12' 5 max" (8.66m x 3.78m) Tw in windows to rear aspect, feature large bay window with double doors to rear garden, 2 radiators, air conditioning unit, extensive range of luxury fitted cupboards, units and work surfaces with inset 1 1/2 bow I sink unit with hose style mixer tap over, integrated double oven, hob and extractor, integrated fridge, freezer, dishwasher and wine cooler, centre island breakfast bar, spot lighting, door to:

**UTILITY ROOM** 7'  $\times$  6' (2.13m  $\times$  1.83m) Window and door to side, radiator, work surface with cupboards and units, washing machine, space for tumble dryer, concealed wall mounted boiler, spot lighting, extractor.

FIRST FLOOR Landing - Radiator, large airing cupboard, access to loft, doors to:

**BEDROOM 1** 12' 7" x 11' 8" (3.84m x 3.56m) Windows to front and side aspects, radiator, air conditioning unit, Amtico flooring, built in w ardrobes, spot lighting, door to:

**ENS UITE** Window to front aspect, heated towel rail, double shower cubicle, WC, hands wash basin, spot lighting, extractor, fully tiled.

**BEDROOM 2** 12' 8" x 12' 2" (3.86m x 3.71m) Window to front aspect, radiator, air conditioning, built in w ardrobes.

BEDROOM 3 10' 10" x 10' 8" (3.3m x 3.25m) Window to rear aspect, radiator, built in wardrobe

BEDROOM 4 11' x 10' 2" (3.35m x 3.1m) Window to rear aspect, radiator, built in wardrobe.

**BATHROOM** Window to rear aspect, radiator, panelled bath with shower over, WC, hand wash basin, fully tiled, extractor, spot lighting.

**OUTSIDE** Front - Lawned area, block paved driveway providing off road parking and leading to:

GARAGE Up and over door, light and power, roof space storage, personal door to:

**REAR GARDEN** Landscaped rear garden with large porcelain patio areas and covered seating area, decked area, outside light and tap, large artificial lawn area, side storage area, raised flower beds.

**GROUND FLOOR** 1ST FLOOR



as to their operability or efficiency can be given. Made with Metropix ©2025

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements writis every attempt, mas been made or betsure the accuracy or the morphan contailate meter, measurements of doors, windows, nomis and other litems are approximated and no responsibility is taken for any error, or sold of the many and the many are provided and the sold of the many and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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#### LOCAL AUTHORITY

Winchester City Council

## **TENURE**

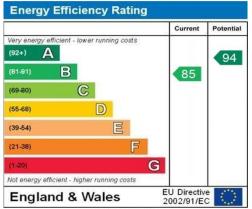
Freehold

### **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 meas u rements