



**£571,000**

**Pakenham Road**

Berewood, PO7 3BY



## 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.

**KITCHEN/DINER/FAMILY ROOM** 28' 5" x 12' 5 max" (8.66m x 3.78m) Two 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 bowl 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' x 6' (2.13m x 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 wardrobes, spot lighting, door to:

**ENSUITE** Window to front aspect, heated towel rail, double shower cubicle, WC, hand 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 wardrobes.

**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.







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>                            | 85                      |           |
| (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 |           |

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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