



£559,500

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.

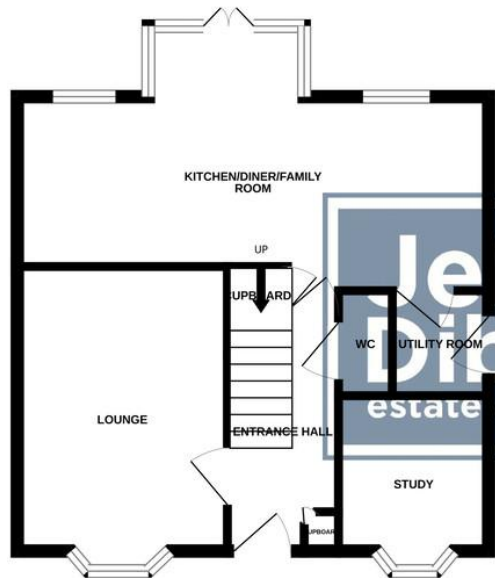
BATHROOM Window to rear aspect, radiator, panelled bath with shower over, WC, hand wash basin, fully tiled, extractor, spot lighting.

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.

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
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+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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