

OIEO £500,000
Newlands Avenue
Berewood, PO7 5FH

PROPERTY SUMMARY

Built in 2015 by Redrow Homes and located on the popular Yew Gardens development at Berewood, this beautifully presented detached property offers a host of benefits and is in our opinion the perfect family home. The accommodation comprises of a modern open plan kitchen/diner, utility room, separate lounge, and downstairs WC. On the first floor you will find three double bedrooms with the master boasting ensuite facilities and a spacious family bathroom. Other benefits include a garage and off road parking as well as stunning landscaped rear garden. Early interest is expected so to arrange your viewing contact us as sole agents today!

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ENTRANCE HALL Radiator, under stair cupboard, LVT flooring, stairs to first floor, doors to:-

LOUNGE 17' 3" x 11' 5" (5.26m x 3.48m) Bay window to front aspect, radiator.

KITCHEN/DINER 23' 2" x 11' (7.06m x 3.35m) Window to rear aspect, double doors to rear garden, radiator, range of wall and base units with work surface over, integrated double oven and electric hob with extractor over, fridge freezer and dishwasher, 1 1/2 bowl sink and drainer unit with mixer tap over, water softener, LVT flooring, under stair cupboard, door to utility room.

UTILITY ROOM Door to rear garden, radiator, plumbing for washing machine, work surface with cupboards under and sink unit with mixer tap, LVT flooring, door to WC.

WC Window to side aspect, radiator, wash hand basin and WC, LVT flooring, spot lighting.

FIRST FLOOR Access to loft, storage cupboard, doors to:-

BEDROOM 1 13' 4" x 11' (4.06m x 3.35m) Bay window to front aspect, radiator, built in wardrobe, door to:-

ENSUITE Window to side aspect, heated towel rail, shower cubicle, wash hand basin, WC, majority tiled, spot lighting.

BEDROOM 2 12' 3" x 11' 5" (3.73m x 3.48m) Window to rear aspect, radiator, large walk in storage cupboard/wardrobe.

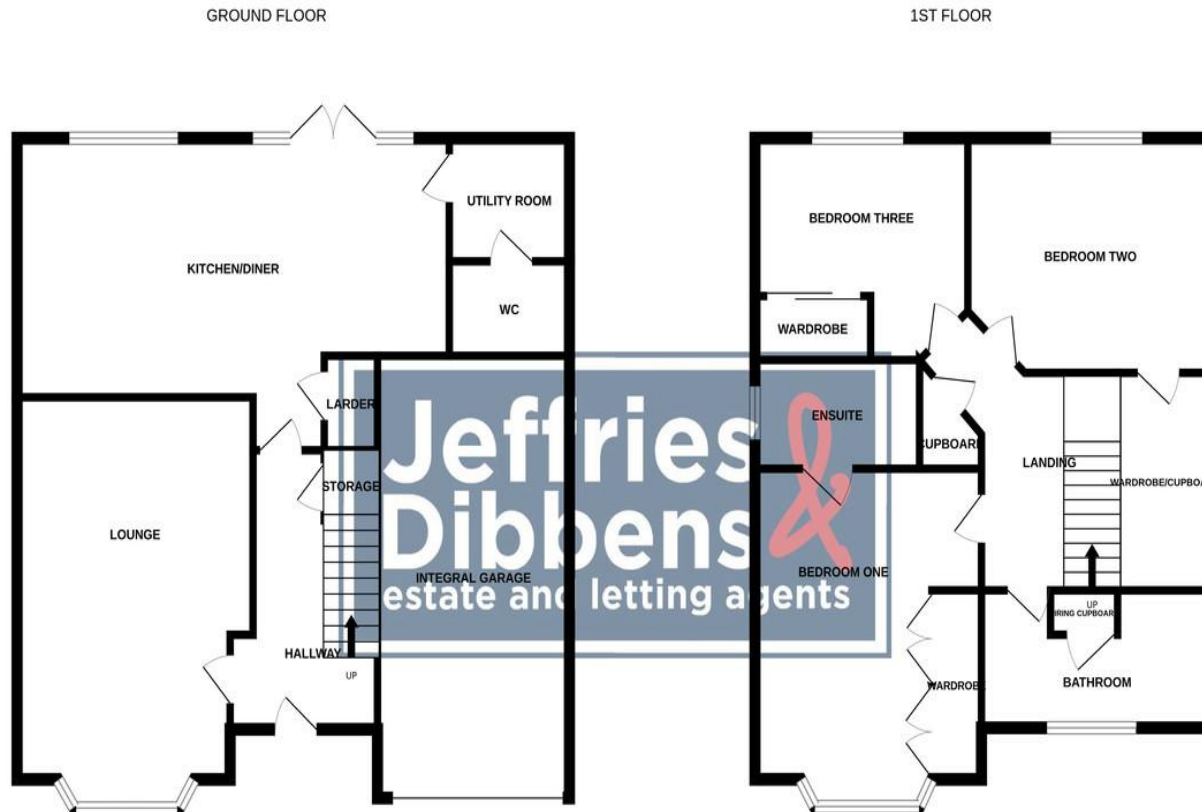
BEDROOM 3 11' 5" x 10' 6" (3.48m x 3.2m) Window to rear aspect, radiator, built in wardrobes.

BATHROOM Window to front aspect, heated towel rail, panel enclosed bath, wash hand basin, WC, airing cupboard housing hot water cylinder, fully tiled, spot lighting.

OUTSIDE Front - Lawned area with railing and shrub borders, side garden with mature shrubs, own block paved driveway providing off road parking and leading to:

GARAGE Up and over door, light and power, boarded roof space with ladder.

REAR GARDEN Landscaped rear garden which is beautifully presented and mainly laid to lawn with mature shrubs and bushes, outside tap, lighting, gated side access, 2 patio areas, outside power points.



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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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