

£539,000

Ainsworth Road

Berewood, PO7 3DL

PROPERTY SUMMARY

We are delighted to offer this beautifully presented 3 bedroom detached family home on the ever popular Berewood Estate in Waterlooville. The Oxford Lifestyle, built in 2021, is the largest three bedroom detached built on this Redrow development. The property boasts 3 first floor double bedrooms all with their own ensuite facilities, a wonderful lounge, separate utility room, additional W.C and a sumptuous open plan kitchen/diner with built in appliances. Externally there is a private driveway providing ample off road parking, access to the garage and a good sized rear garden. This property is sure to attract immediate interest, to arrange your viewing contact us today.





ENTRANCE HALL Under stairs storage cupboard, radiator, matching flooring throughout ground floor, staircase to first floor, doors to:

LOUNGE Bay window to front aspect, radiator.

KITCHEN/BREAKFAST ROOM 21' 07" x 12' 08" (6.58m x 3.86m) French doors and window to rear aspect, range of fitted cupboards, units and work surfaces including double larder storage cupboard, 1 1/2 bowl sink unit with mixer tap over, range of integrated appliances including oven, grill, hob with extractor fan, fridge & freezer, island centre piece, storage cupboard, doors to garage and utility:

UTILITY ROOM 7' 01" x 5' 09" (2.16m x 1.75m) Door to rear garden, radiator, units and work surfaces incorporating sink, space and plumbing for washing machine & tumble dryer.

WC Window to side aspect, radiator, wash hand basin, W.C.

LANDING Two storage cupboards, radiator, access to loft, doors to:

BEDROOM 1 22' 6" x 10' 10" (6.86m x 3.3m) Bay window to front aspect, radiator, part wood panelled wall, entrance to:

DRESSING ROOM Dressing area with two sets of built in wardrobes & spot lighting, door to:

ENSUITE Window to rear aspect, spot lighting, heated towel rail, extractor fan, panelled bath, tiled surround walk in shower, wash hand basin, W.C.

BEDROOM 2 12' 06" x 10' 08" (3.81m x 3.25m) Window to rear aspect, radiator, door to:

ENSUITE Window to rear aspect, heated towel rail, tiled shower cubicle, wash hand basin, W.C.

BEDROOM 3 11' 05" x 9' 11" (3.48m x 3.02m) Window to front aspect, radiator, door to:

ENSUITE Window to front aspect, heated towel rail, extractor fan, tiled shower cubicle, wash hand basin, W.C.

OUTSIDE

FRONT GARDEN Block paved driveway providing off road parking, access to garage, side access to rear garden, shrubs, laid to lawn.

REAR GARDEN Rear garden mostly laid to lawn with patio areas, gated private side access, outside tap, shingled areas, water feature, outside light.

GARAGE Up and over door, power, lighting.

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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	

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
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