

£550,000

Nevinson Way

Berewood, PO7 5FW

PROPERTY SUMMARY

Located in a highly desirable part of Berewood, we are delighted to offer for sale this beautifully presented 4 bedroom detached property in Nevinson way. This superb family home has a particularly generous plot and internal viewings are very strongly advised. The property boasts 4 double first floor bedrooms, 2 bathroom suites, a fabulous open plan kitchen/dining room, separate utility, additional WC and a lovely light and airy double aspect lounge. Externally there is a garage and own block paved driveway providing off road parking and a good sized rear garden. The property has no forward chain and internal viewings are very strongly advised. To arrange your viewing contact us today to avoid disappointment.





ENTRANCE HALL Door to front aspect, radiator, LVT flooring, under stair cupboard, stairs to first floor, doors to:

WC Radiator, WC, hand wash basin, LVT flooring.

KITCHEN/DINER 24' 8" x 11' 5" (7.52m x 3.48m) Windows to front and side aspects, double doors to rear garden, 2 radiators, extensive range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated double oven, hob and extractor, fridge freezer and dishwasher, LVT flooring, door to:

UTILITY ROOM Window to rear aspect, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted boiler, LVT flooring.

LOUNGE 21' x 11' 8" (6.4m x 3.56m) Windows to front and side aspects, 2 radiators.

FIRST FLOOR Landing - Window to front aspect, radiator, airing cupboard, access to loft, doors to:

BEDROOM 1 11' 11" x 11' 7" (3.63m x 3.53m) Window to side aspect, radiator, door to:

ENSUITE Window to rear aspect, heated towel rail, shower cubicle, WC, hand wash basin, LVT flooring.

BEDROOM 2 11' 5" x 10' 01" (3.48m x 3.07m) Window to front aspect, radiator.

BEDROOM 3 11' 11" x 9' 1" (3.63m x 2.77m) Window to front aspect, radiator.

BEDROOM 4 11' 5" x 7' 1" (3.48m x 2.16m) Window to front aspect, radiator.

BATHROOM Heated towel rail, panelled bath with shower over, WC, hand wash basin, part tiled surround, LVT flooring, spot lighting.

OUTSIDE Front - Small landscaped area, mostly block paved driveway leading to:

GARAGE 19' 11" x 10' 02" (6.07m x 3.1m) Up and over door, light and power, access to roof space storage.

REAR GARDEN Mostly laid to lawn with patio area, rear decked area, gated side access, outside tap, light and power point.

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
Havant Borough 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		93
(81-91) B	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	

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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