

**£425,000**

**Birkbeck Close**

Berewood, PO7 3DP



## PROPERTY SUMMARY

Located on the very popular Berewood development close to Waterlooville town centre, we are delighted to offer for sale this very well presented and spacious 4 bedroom semi detached property in Birkbeck Close. This wonderful family home is sure to attract immediate interest and internal viewings are very strongly advised. The property has a large number of benefits including 4 well-proportioned bedrooms arranged over 2 floors, 2 bathroom suites, modern kitchen/diner, lounge and additional WC. Externally there is a garage and driveway providing off road parking and a good sized low maintenance rear garden. The property has the additional benefit of the remainder of the NHBC 10 year warranty. To arrange your viewing and avoid disappointment contact us as sole agents today!





**ENTRANCE HALL** Radiator, under stairs cupboard, utility cupboard with plumbing for washing machine, stairs to first floor, doors to:

**WC** Window to front aspect, radiator, hand wash basin, W.C, extractor, spot lighting.

**KITCHEN/DINER** 14' 4" x 9' 3" (4.37m x 2.82m) Window to front aspect, radiator, fitted kitchen with full range of cupboards, units and work surfaces incorporating sink unit, built in double oven, hob and extractor, integrated dishwasher, fridge and freezer, spot lighting.

**LOUNGE** 17' 1" x 11' 9" (5.21m x 3.58m) Windows and double doors to rear garden, radiators.

**FIRST FLOOR LANDING** Stairs to second floor, airing cupboard, doors to:

**BEDROOM 2** 15' 6" x 9' 0" (4.72m x 2.74m) Window to rear aspect, radiator, built in wardrobes.

**BEDROOM 3** 11' 2" x 9' 0" (3.4m x 2.74m) Window to front aspect, radiator.

**BEDROOM 4** 9' 9" x 7' 9" (2.97m x 2.36m) Window to rear aspect, radiator.

**BATHROOM** Window to front aspect, heated towel rail, panelled bath with shower over, hand wash basin, W.C, spot lighting.

**SECOND FLOOR LANDING** Two sets of storage cupboards, access to eaves storage housing boiler, radiator, door to:

**BEDROOM 1** 20' 7" x 13' 5" (6.27m x 4.09m) Window to front aspect, radiator, storage cupboard, built in wardrobes, door to:

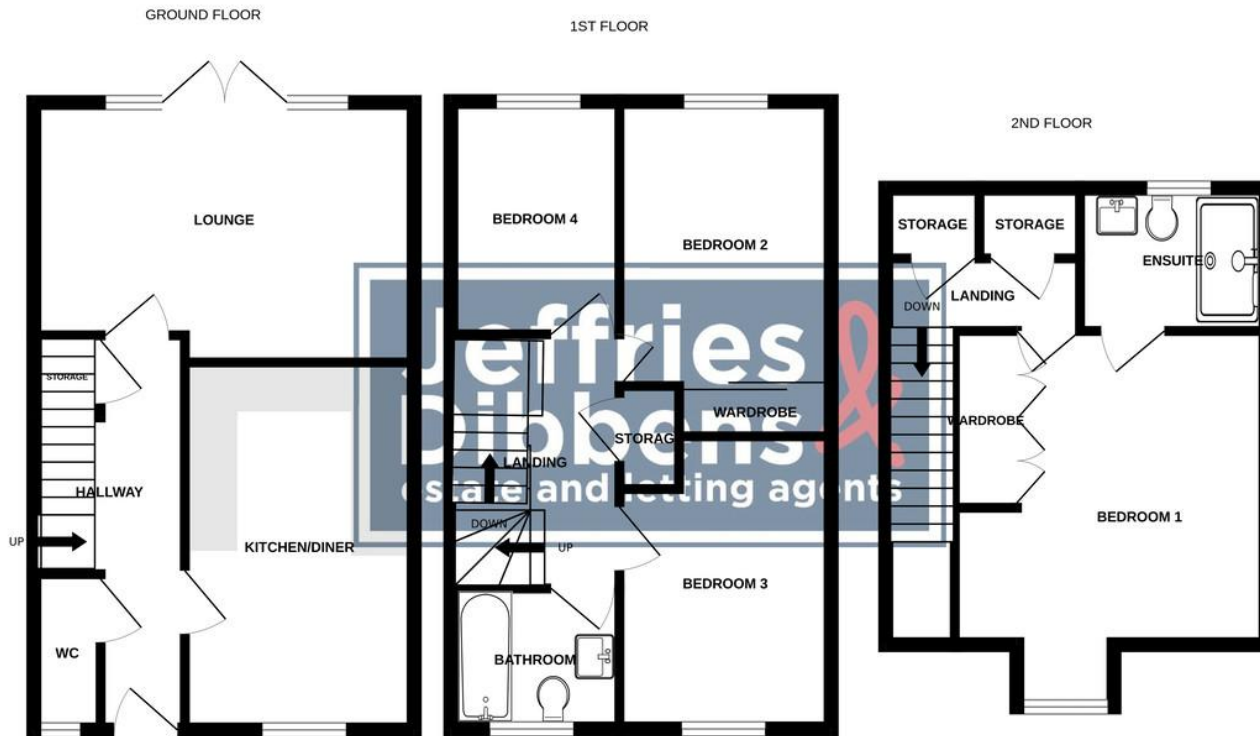
**ENSUITE** Window to rear aspect, heated towel rail, shower, hand wash basin, W.C, spot lighting.

## **OUTSIDE**

**REAR GARDEN** Gated side access, large area laid to artificial lawn, patio area, outside light, tap.

**FRONT GARDEN** Landscaped frontage, driveway leading to:

**GARAGE** Up and over door, light and power.



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.  
Made with Metropix ©2025

## LOCAL AUTHORITY

## TENURE

Freehold

## COUNCIL TAX BAND

Band

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(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

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  
Dibbens**  
estate and letting agents

## OFFICE ADDRESS

226 London Road, Waterlooville,  
Hampshire, PO7 7HP

## CONTACT

023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk