



**£500,000**

**Ainsworth Road**

Berewood, PO7 3DL



## PROPERTY SUMMARY

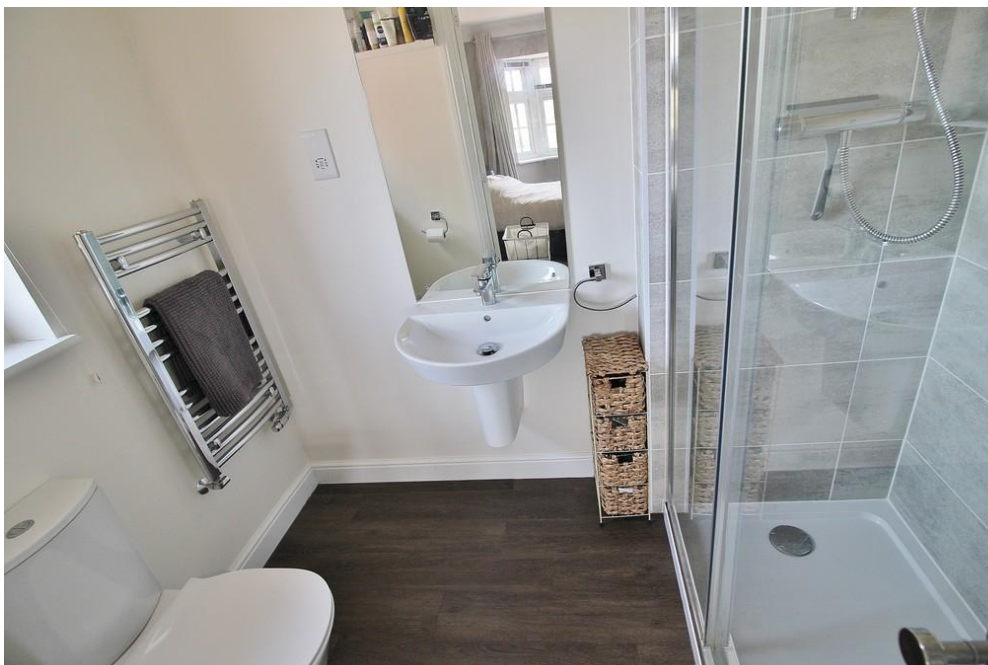
Located on the very popular Berewood development in Waterloooville, we are delighted to offer for sale this beautifully presented 4 bedroom detached house in Ainsworth Road. This superb family home has an enormous number of benefits and internal viewings are very strongly recommended. The property boasts 4 first floor bedrooms, 3 bathroom suites, a lounge, wonderful open plan kitchen/diner and an additional WC. Externally there is a detached garage with own driveway and a south facing rear garden. The property was built on 3 years ago by Redrow Homes and has the remainder of the NHBC warranty. We believe the property offers attractive views to the front and internal viewings are advised. To arrange your viewing contact us today!

4 

2 

1 





**ENTRANCE HALL** Entered through a composite front door, radiator, stairs to the first floor, storage cupboard, doors leading to:

**WC** Double glazed window to front aspect, radiator, WC, hand wash basin.

**LOUNGE** 14' 7" x 11' 5" (4.44m x 3.48m) Bay window to front aspect, radiator.

**KITCHEN/DINER** 19' 6" x 14' 7" (5.94m x 4.44m) Windows and double doors to rear garden, radiator, beautiful 2 tone kitchen fitted with a range of wall cupboards and base units, utility cupboard with plumbing for washing machine, integrated fridge freezer, dishwasher, double oven, hob with extractor, breakfast bar, part tiled walls.

**FIRST FLOOR** Double glazed window to side aspect, radiator, airing cupboard, access to loft space, doors leading to:

**BEDROOM 1** 14' 7" x 11' 5" (4.44m x 3.48m) Double glazed bay window to front aspect, radiator, door leading to en-suite:

**ENSUITE** Double glazed window to side aspect, shower, low level WC, hand wash basin, heated towel rail.

**BEDROOM 2** 11' 9" x 10' (3.58m x 3.05m) Double glazed window to rear aspect, radiator.

**BEDROOM 3** 9' 6" x 8' 5" (2.9m x 2.57m) Double glazed window to front elevation, radiator.

**BEDROOM 4** 9' 1" x 7' 2" (2.77m x 2.18m) Double glazed window to rear elevation, radiator.

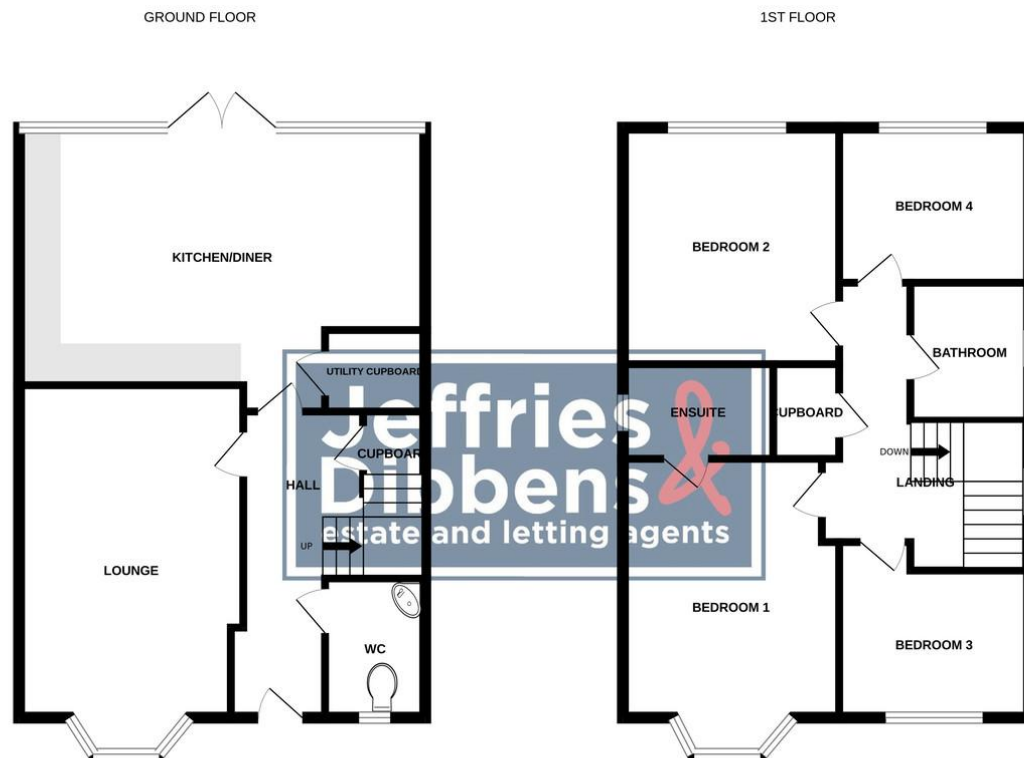
**BATHROOM** Double glazed window to side aspect, heated towel rail, extractor, white suite comprising of bath, low level WC, hand wash basin, part tiled.

**OUTSIDE** Front - Landscaped front garden, own block paved driveway leading to:  
**GARAGE** Up and over door, light and power.

**REAR GARDEN** Mostly laid to lawn, patio area, gated side access, tap, light, shed.







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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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.

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.

**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