



**£635,000**

**Sapphire Ridge**

Waterlooville, PO7 8NY



## PROPERTY SUMMARY

We are delighted to offer for sale this significantly extended detached family home in the popular 'Tempest' area of Waterloo ville. Boasting a cul-de-sac location and only a short distance from the very popular Queens Inclosure school early interest is expected. Internally on the ground floor the property benefits from study, fitted kitchen/breakfast room, utility room, lounge, utility room, W.C, and conservatory. To the first floor there are 4 bedrooms with ensuite to master, fitted bathroom suite and a further bedroom/studio reception room. Externally, there is a large block paved driveway leading to the large garage, well maintained and private rear garden with a undercover seating/entertaining area with hot tub. To arrange your viewing contact us today.

5 

2 

3 







**PORCH** Windows to front and side aspect, door to:

**ENTRANCE HALL** Radiator, stairs leading to the first floor with cupboard under, door to:

**WC** Wash hand basin, W.C.

**STUDY** 13' 5" x 8' 3" (4.09m x 2.51m) Bay window to front aspect, radiator.

**LOUNGE** 18' 3 Max" x 12' 0 Max" (5.56m x 3.66m) Bay window to front aspect, two sets of radiators, gas fire, door leading to:

**DINING ROOM** 11' 6" x 10' 0" (3.51m x 3.05m) Radiator, French doors leading to the conservatory, door to:

**KITCHEN/BREAKFAST ROOM** 18' 9 Max" x 12' 11 Max" (5.72m x 3.94m) A range of wall and base units with granite work surfaces over, gas range cooker to remain with extractor hood over, integral dishwasher, space for fridge/freezer, inset one and half bowl stainless steel sink and drainer, radiator, window to rear aspect, opening to conservatory door to:

**UTILITY ROOM** 8' 3" x 5' 0" (2.51m x 1.52m) Wall and base units, spaces for washing machine, tumble dryer and fridge, inset circular sink, window to side aspect, wall mounted boiler.

**CONSERVATORY** 18' 7" x 9' 7" (5.66m x 2.92m) Windows to side and rear aspect, French doors leading to the rear garden, two electric heaters.

**LANDING** Doors to bedrooms and bathroom, access to the loft, built in airing cupboard housing the hot water cylinder.

**BEDROOM 1** 16' 2" x 11' 2" (4.93m x 3.4m) Two windows to rear aspect, radiator, door to:

**ENSUITE** Shower cubicle wash hand basin, heated towel rail, window to front aspect, W.C, built in eaves storage.

**BEDROOM 2** 13' 0" x 9' 8" (3.96m x 2.95m) Window to front aspect, radiator.

**BEDROOM 3** 13' 0" x 9' 2" (3.96m x 2.79m) Window to front aspect, radiator.

**BEDROOM 4** 10' 8" x 6' 11" (3.25m x 2.11m) Window to front aspect, radiator.

**BATHROOM** Bath with shower over, wash hand basin, heated towel rail, extractor fan, W.C.

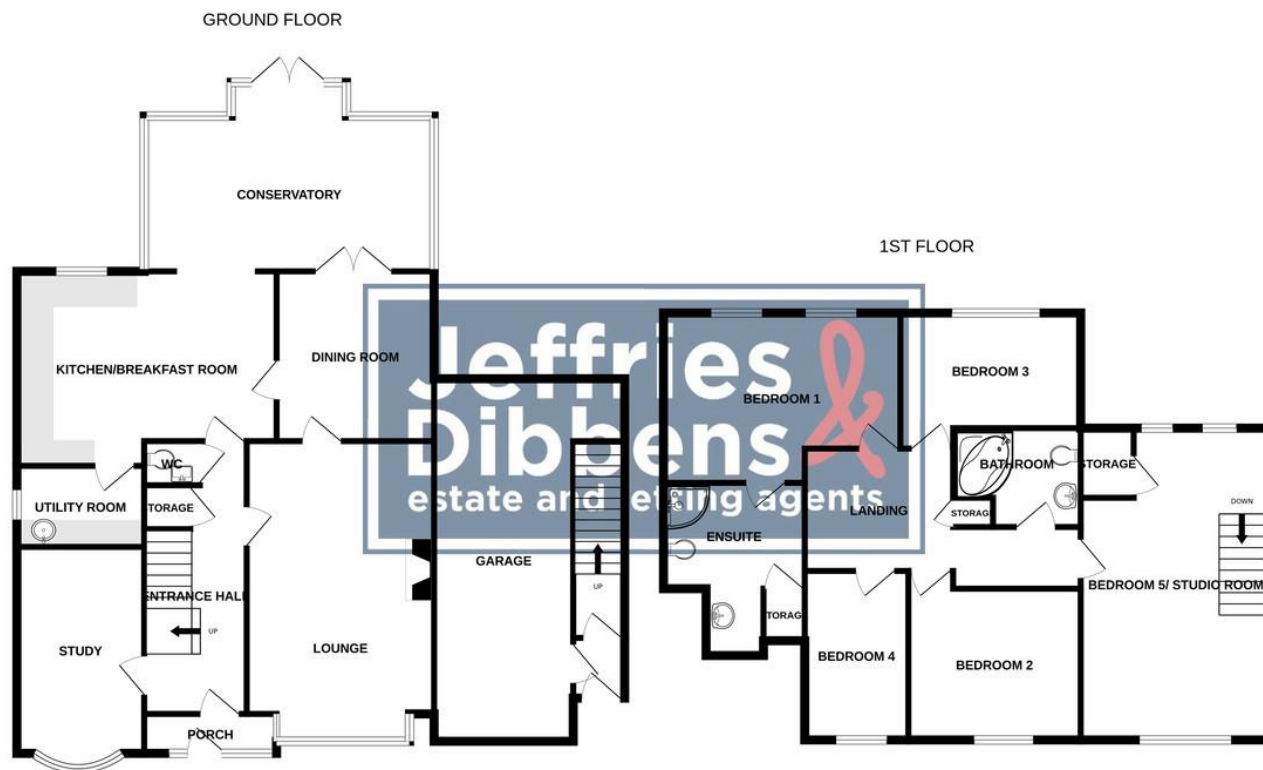
**BEDROOM 5/STUDIO ROOM** 19' 7" x 13' 1" (5.97m x 3.99m) Triple aspect windows to front, side and rear, base units with inset circular sink, radiator, built in storage cupboard (previously a further wc and sink with plumbing still in situ to be converted back if required, for extended family accommodation), stairs down giving access to the garage and door leading to the front of the property.

## OUTSIDE

**FRONT GARDEN** Circular lawn, hedges and raised borders, gated side access, large block paved driveway.

**GARAGE** 23' 4" x 9' 0" (7.11m x 2.74m) Accessed from a separate door to the front with the stairs leading to bedroom5/studio room and a side door leading to the garage. Light and power, up and over door, rear aspect window and door leading to the rear garden.

**REAR GARDEN** Large area laid to lawn with enclosed by fence, patio areas, mature shrubs and borders, outside tap, undercover seating/entertaining area with hot tub, brick built remote controlled water wheel feature with woods to the side.



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**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	72	
(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.

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