



Jeffries & Dibbens
estate and letting agents

£575,000
Allenby Road
Berewood, PO7 5FL

PROPERTY SUMMARY

With a wonderful wooded outlook and boasting a prominent corner plot position, Jeffries & Dibbens Estate Agents are delighted to offer for sale this stunning 4 bedroom detached extended home on the highly regarded 'Yew Gardens' development at Berewood. Built by Redrow Homes early interest is assured. The property has numerous benefits including 4 double bedrooms, 2 bathroom suites, large light and airy lounge, stunning open plan kitchen/breakfast room with additional orangerie providing considerable extra floor space and a separate utility. Externally there is a good sized rear garden with patio area and a garage which has been converted into a home office and a driveway providing off road parking. Properties of this quality rarely become available so to avoid disappointment contact us as sole agents today and book your viewing.

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ENTRANCE HALL Radiator, stairs to first floor landing, under stair cupboard, LVT flooring, doors to;

LOUNGE 21' 01" x 11' 08" (6.43m x 3.56m) Windows to front and side aspects, radiator.

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

KITCHEN/DINER 24' 08" x 11' 05" (7.52m x 3.48m) Windows to front and side aspects, radiator, range of wall and base units, integrated double oven, gas hob and extractor fan, dishwasher, fridge, freezer, 1 1/2 bowl sink and drainer unit with mixer tap over, breakfast bar, spot lighting, LVT flooring, door to utility room.

ORANGERIE 12' 06" x 10' 05" (3.81m x 3.18m) Windows to rear garden, bi folding doors to rear garden, radiator, 'Lantern' style roof, LVT flooring, spot lighting.

UTILITY ROOM Window to rear aspect, radiator, storage cupboards and work surface with sink unit and mixer tap, plumbing for washing machine and space for tumble dryer, wall mounted boiler, LVT flooring.

FIRST FLOOR Landing - Window to front aspect, radiator, access to loft, doors to;

BEDROOM 1 11' 11" x 11' 07" (3.63m x 3.53m) Window to side aspect, radiator, built in wardrobes, door to ensuite.

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

BEDROOM 2 11' 06" x 10' 04" (3.51m x 3.15m) Window to front aspect radiator, built in wardrobes.

BEDROOM 3 11' 11" x 7' 09" (3.63m x 2.36m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 4 10' 05" x 7' 09" (3.18m x 2.36m) Window to rear aspect, radiator.

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

OUTSIDE Front - Driveway providing off road parking for multiple vehicles, up and over door to garage, gate providing access to rear garden 2 power points.

GARAGE Up and over door to driveway. The garage is currently separated off as an office with power and lighting, remote controlled velux windows, pull down ladder to loft storage.

REAR GARDEN Mainly laid to lawns with patio seating area, further patio area, gate providing access to driveway, outside tap and lighting.



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

EPC TO FOLLOW

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.



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