



GUIDE PRICE  
**£450,000-£460,000**  
**12 Berry Close**  
Portchester, PO16 9FJ

## PROPERTY SUMMARY

Modern built well presented and proportioned three bedroom detached family home on the recent Persimmon development within walking distance of the shore. The property offers a good sized lounge, open plan kitchen/dining room, utility room, cloakroom, Master Bedroom with dressing area and en suite, two further good bedrooms, detached garage, drive and gardens. Immaculately presented and with the remaining years of the NHBC Guarantee. Please contact our Portchester Office to book in a viewing!





**HALL** Stairs to first floor landing, radiator, doors to:

**LOUNGE** 18' 6" x 10' 7" (5.64m x 3.23m) Side aspect double glazed doors to garden, front aspect double glazed window, two radiators.

**KITCHEN/DINING ROOM** 18' 6" x 9' 7" (5.64m x 2.92m) Front and two side aspect double glazed windows. Kitchen comprises wall and base units with granite work surfaces. Integrated fridge/freezer, dishwasher, under oven, hob and hood, two radiators, door to:

**UTILITY ROOM** 6' 5" x 5' 2" (1.96m x 1.57m) Rear aspect door to garden. Wall and base unit, integrated washer/dryer, cupboard housing boiler providing hot water and dual zone heating system, radiator, door to:

**CLOAKROOM** Low flush WC, pedestal hand basin, tiled splash back, radiator.

**LANDING** Galleried landing with rear aspect double glazed window, cupboard, radiator, doors to:

**MASTER BEDROOM SUITE** 18' 6" x 10' 4" (5.64m x 3.15m) Front and side aspect double glazed windows. Mirrored sliding wardrobes, radiator, door to:

**EN SUITE** Front aspect double glazed window. Enclosed double shower cubicle with shower, low flush WC, pedestal hand basin, tiling, towel rail radiator.

**BEDROOM** 10' 8" x 8' 5" (3.25m x 2.57m) Front aspect double glazed window, side aspect double glazed window, radiator.

**BEDROOM** 9' 2" x 7' 7" (2.79m x 2.31m) Side aspect double glazed window, radiator.

**FAMILY BATHROOM** Front aspect double glazed window. Suite comprising panelled bath with Mira electric shower, low flush WC, pedestal hand basin, tiling, towel rail radiator.

**GARDENS** Large lawn area, acrylic decked area, tap, pedestrian access. Lawn area to side and front of property.

**DRIVE** Adjacent to garden, block paved for two vehicles to:

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

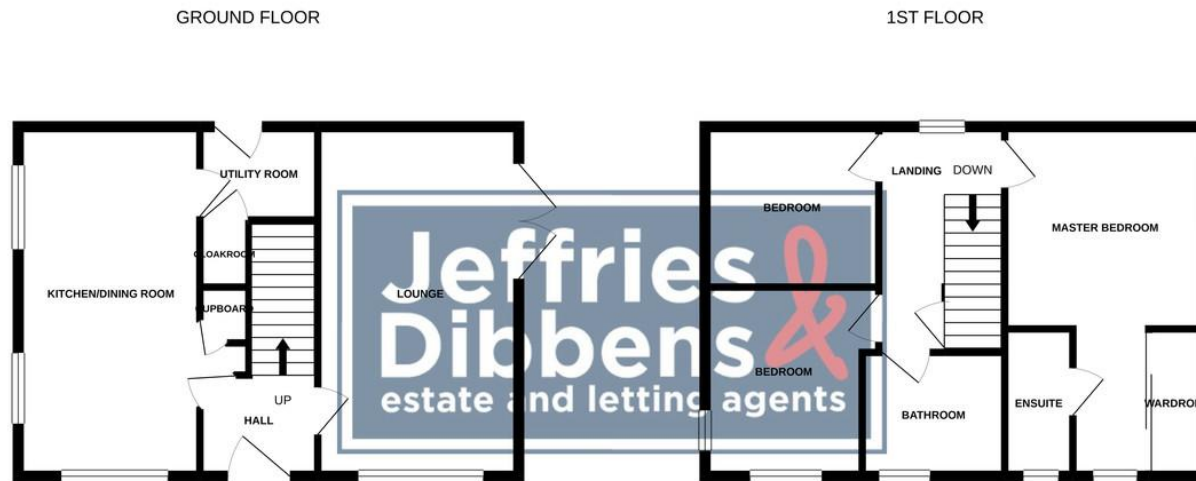


**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band

**VIEWINGS**  
By prior appointment only



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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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
82-100	A		94
69-81	B	83	
55-68	C		
39-54	D		
21-38	E		
1-20	F		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		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

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