



£440,000
12 Berry Close
Portchester, PO16 9FJ

PROPERTY SUMMARY

NO ONWARD CHAIN. 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.

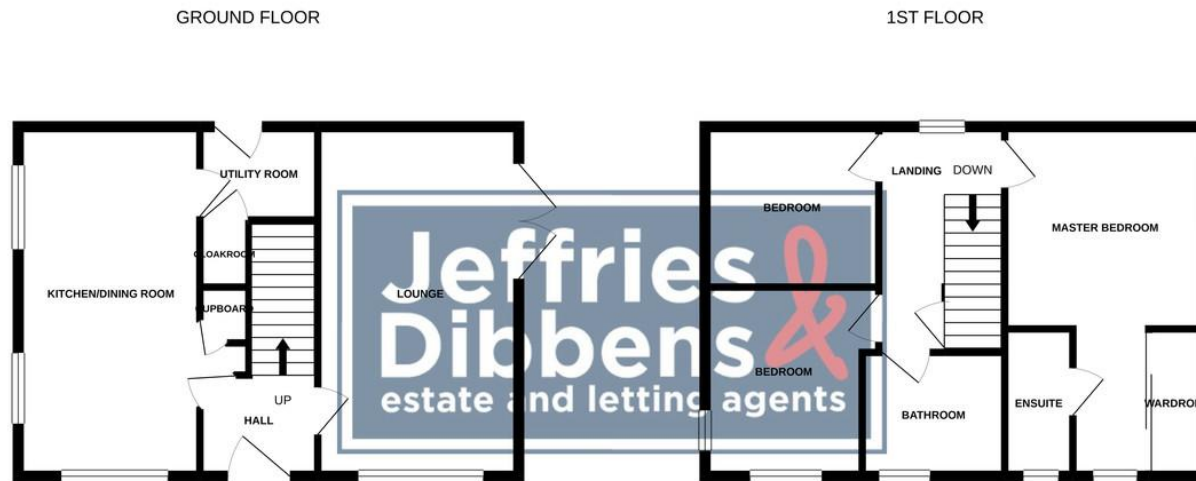


LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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
Very energy efficient - lower running costs			
82-100	A		94
69-81	B	83	
55-68	C		
39-54	D		
21-38	E		
1-20	F		
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

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