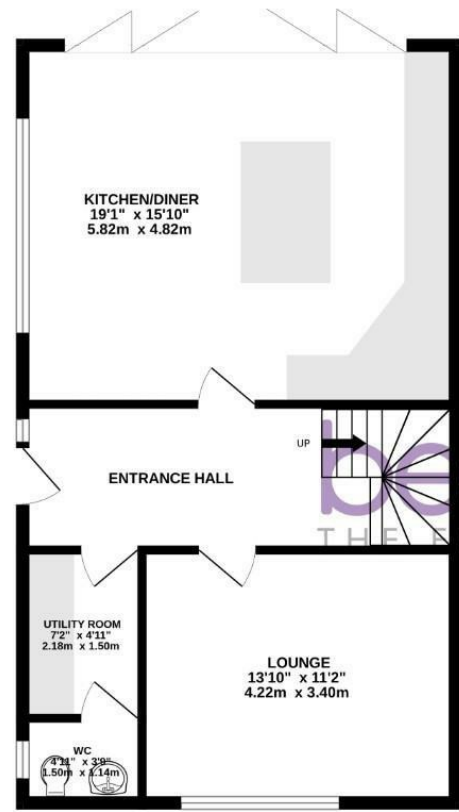
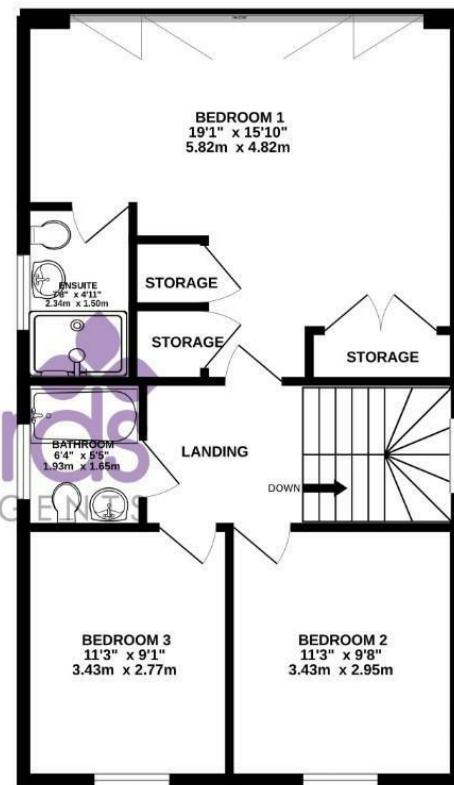


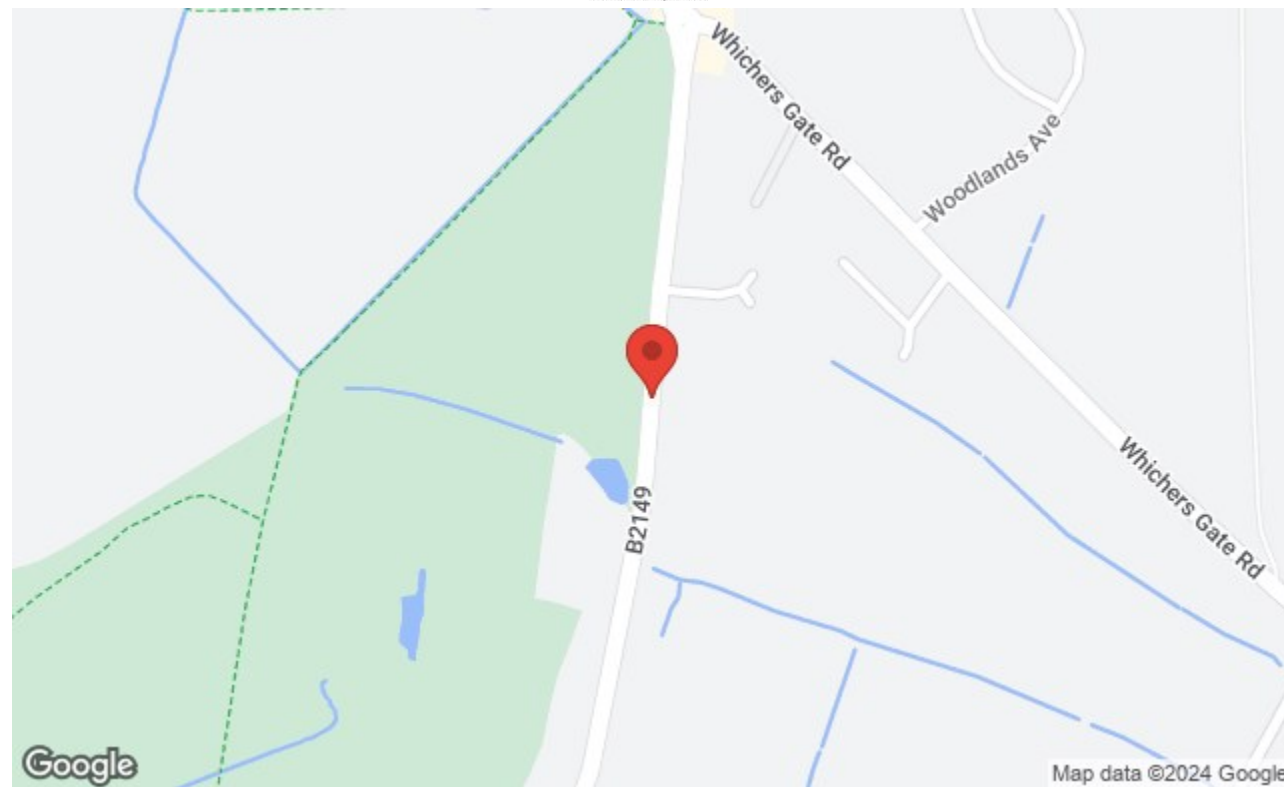
GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx.
 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 not 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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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
 t: 02392 232 888



Offers In Excess Of £650,000

Durrants Road, Rowland's Castle PO9 6BE



HIGHLIGHTS

- ❖ BRAND NEW PROPERTY
- ❖ THREE DOUBLE BEDROOMS
- ❖ DETACHED
- ❖ ROWLANDS CASTLE LOCATION
- ❖ SPACIOUS GARDEN WITH CABIN
- ❖ WALL LENGTH BI-FOLDS
- ❖ LARGE DRIVEWAY
- ❖ TWO BATHROOMS
- ❖ UTILITY AND W.C
- ❖ 10 YEAR WARRENTY

BRAND NEW... THREE DOUBLE BEDROOMS...DETACHED... ROWLANDS CASTLE

We are delighted to welcome to the market this NEW BUILD modern and luxurious, three bedroom, detached property in the heart of the highly sought after location of Durrants Road, Rowlands Castle

This wonderful property has been built to the very highest standard and would make a wonderful home for a large family with the peace of mind of a 10-year warranty

Externally, this property has off road parking along with with access to the the rear, offering excellent practicality.

The ground floor consists of a kitchen/lounge/diner measuring over 19ft and it is the perfect space to entertain. The space has wooden flooring, wall length bi-folding double doors overlooking the garden, all of which together makes a wonderful space and the theme is continued throughout the property. The kitchen area is fitted with base and wall units, modern wood work tops, under unit lights, integrated appliances and is the perfect space to prepare meals overlooking the garden.

The spacious rear garden has brand new patio to the rear, moving down to a large area of laid to lawn and huge log

cabin.

The ground floor is continued by a spacious lounge which could easily function as an additional bedroom. The versatile layout of this property lends itself to family life, giving options to suit your lifestyle.

The ground floor is completed by the w.c and utility room, accessed off the large entrance gall

Moving to the first floor, you have three stunning double bedrooms, with the master enjoying a stunning ensuite shower room and incredible wall length bifolding doors to create the most amazing juliette balcony. The home is completed by the modern bathroom, which matches the ensuite, both see featute lighting, tower rails and marble effect tiles

This incredible property has all the characteristics of a modern family home, we strongly recommend an internal.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/DINER

19'1" x 15'10" (5.82m x 4.83m)

LOUNGE

13'10" x 11'2" (4.22m x 3.40m)

W.C

4'11" x 3'9" (1.50m x 1.14m)

UTILITY ROOM

7'2" x 4'11" (2.18m x 1.50m)

BEDROOM ONE

19'1" x 15'10" (5.82m x 4.83m)

ENSUITE

4'11" x 7'8" (1.50m x 2.34m)

BEDROOM TWO

11'3" x 9'8" (3.43m x 2.95m)

BEDROOM THREE

11'3" x 9'1" (3.43m x 2.77m)

BATHROOM

5'5" x 6'4" (1.65m x 1.93m)

HOBBY ROOM/CRAFT ROOM

will be fully insulated, 8 power points, provisions for air-conditioning and Karndean oak flooring.

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates

you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

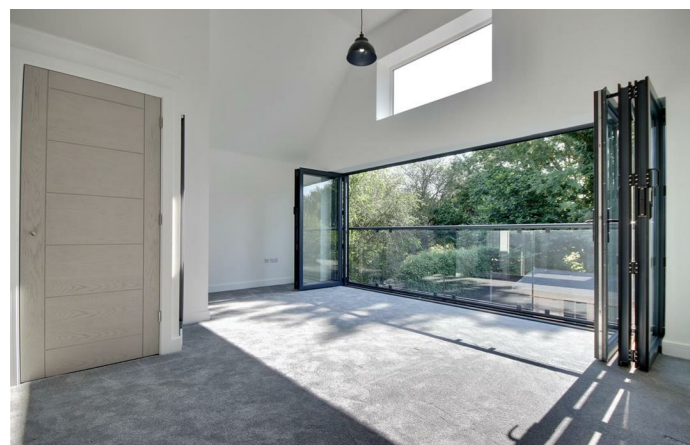
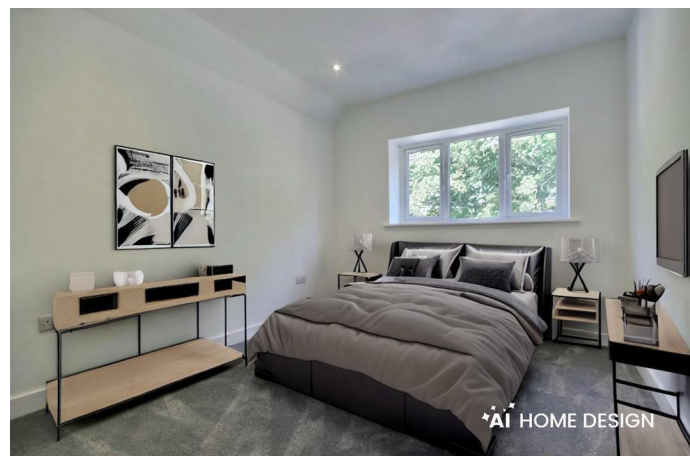
SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

COUNCIL TAX BAND E

AGENT'S NOTES

Please be aware that to help with visualisation, virtual furniture has been added to some internal photographs, for further clarification, please contact your local office.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		80	80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	



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