



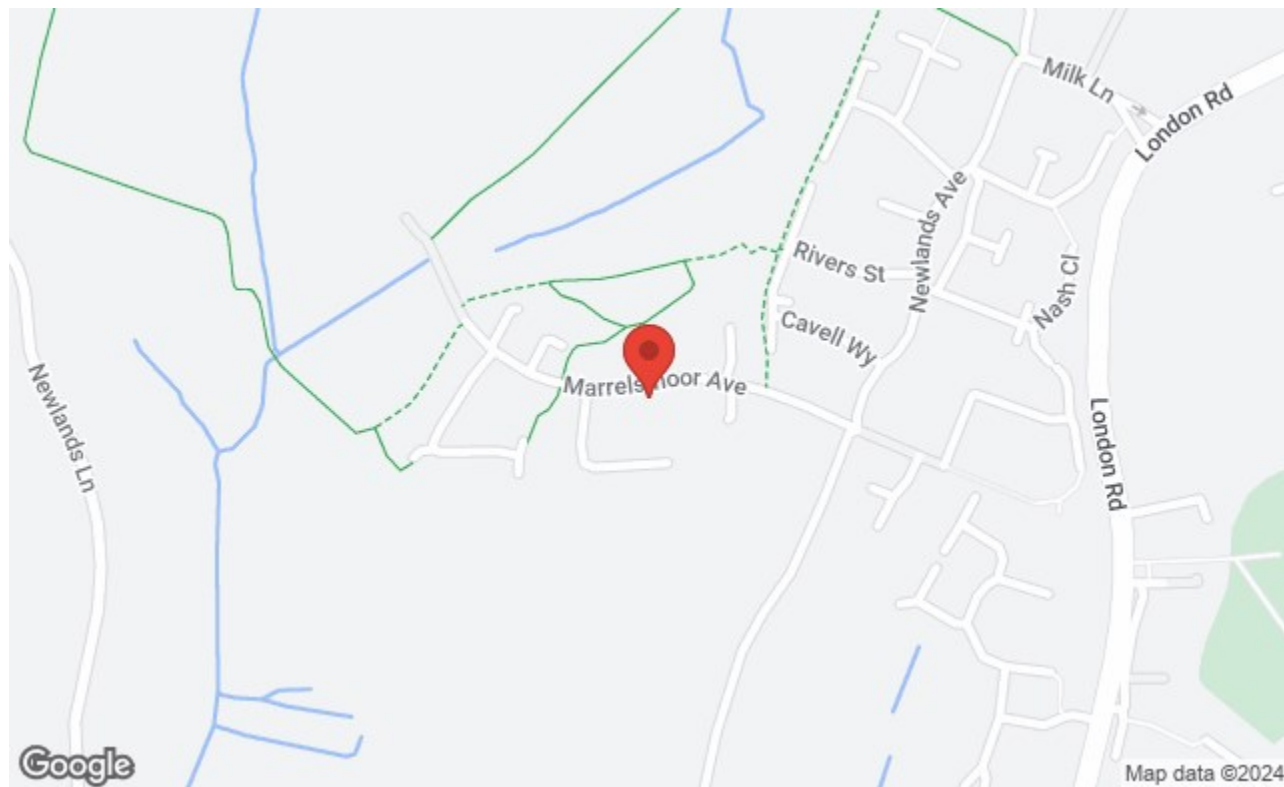
Offers In Excess Of £550,000

Marrelsmoor Avenue, Waterlooville PO7 5GH



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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 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 ©2024



4 bedrooms, 2 bathrooms, 2 living areas

HIGHLIGHTS

- FOUR BEDROOM
- DETACHED
- ONE OWNER FROM NEW
- GARAGE AND DRIVEWAY
- 25FT KITCHEN/DINER
- UTILITY & W.C
- BEAUTIFUL GARDEN
- ENSUITE TO MASTER
- PERFECT FOR FAMILIES
- A MUST VIEW

A fantastic opportunity to purchase this executive detached home on a requested development in the center of Waterlooville. This stunning family home was built in 2019 by renown builders Redrow and comprises of four double bedrooms, two bathrooms, large open plan kitchen/dining room, lounge, utility room, garage and two car driveway.

This handsome family home offers a very versatile arrangement of accommodation. On the ground floor you are greeted into an entrance hallway with stairs to the first floor and doors accessing the principal rooms. The good-sized lounge has a front dual aspect windows and plenty of space for all living room furniture. The kitchen/dining room has been finished to a high specification, with integrated appliances. French doors access the garden and which enjoys a 14ft veranda, allowing for shelter and a great outdoor space.. The utility room leads from kitchen area,

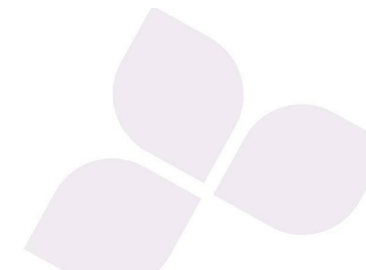
and offers a very functional space. The ground floor cloakroom can also be found off the entrance hall.

To the first floor you have four double bedrooms. The master is a fabulous room with ensuite shower and fitted wardrobes.

To the front is a driveway providing off road parking which leads to the garage, there is side access to the garden.

Boasting an enviable position, with mature front gardens and a stunning finish throughout, we strongly recommend booking a viewing on this amazing family home.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
11'9" x 21'1" (3.58m x 6.43m)

KITCHEN/DINER
11'6" x 25'7" (3.51m x 7.80m)

UTILITY ROOM
6'6" x 5'10" (1.98m x 1.78m)

W.C
6'6" x 3'4" (1.98m x 1.02m)

BEDROOM ONE
11'11" x 11'9" (3.63m x 3.58m)

ENSUITE
7'11" x 4'7" (2.41m x 1.40m)

BEDROOM TWO
11'11" x 9'2" (3.63m x 2.79m)

BEDROOM THREE
9'8" x 11'7" (2.95m x 3.53m)

BEDROOM FOUR
11'7" x 8'9" (3.53m x 2.67m)

BATHROOM
8'1" x 6'7" (2.46m x 2.01m)

GARAGE
10'6" x 20'4" (3.20m x 6.20m)

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

COUNCIL TAX BAND E

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.



Energy Efficiency Rating	
Current	Potential
84	93
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>	



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