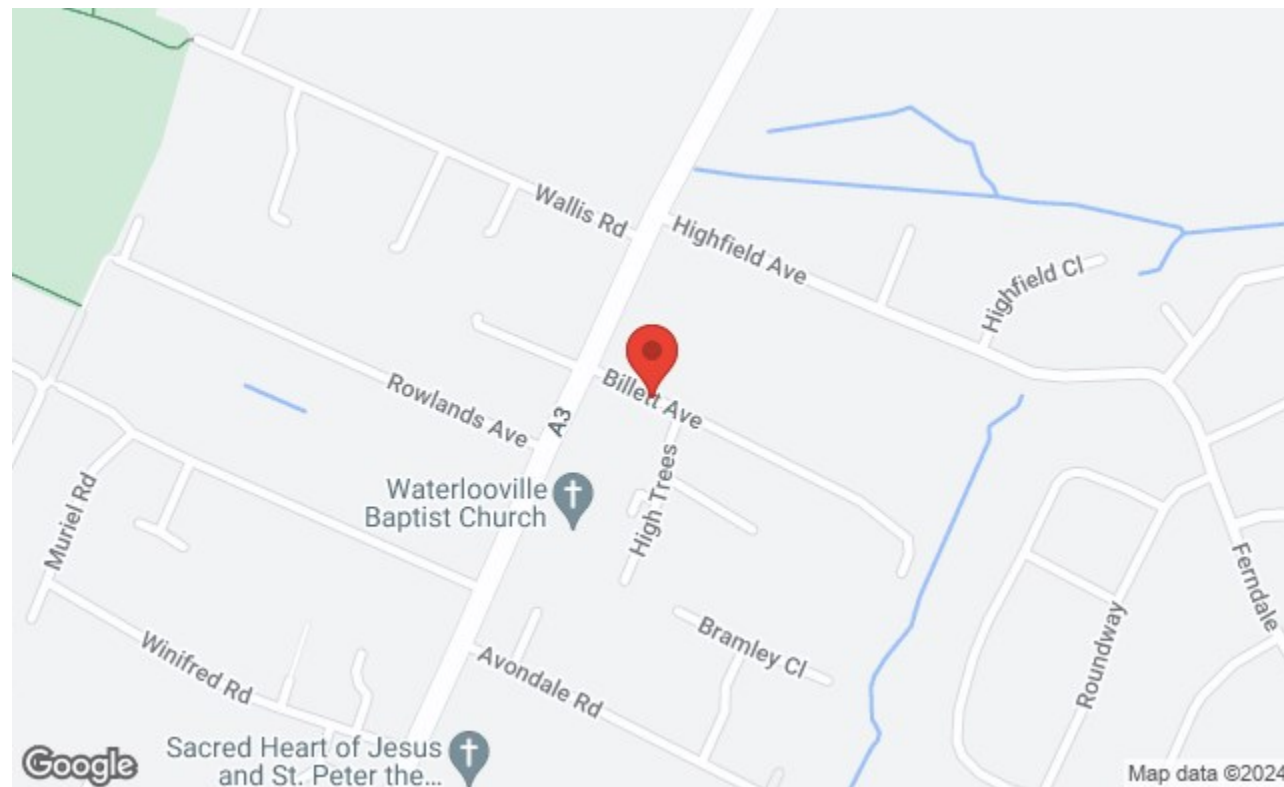
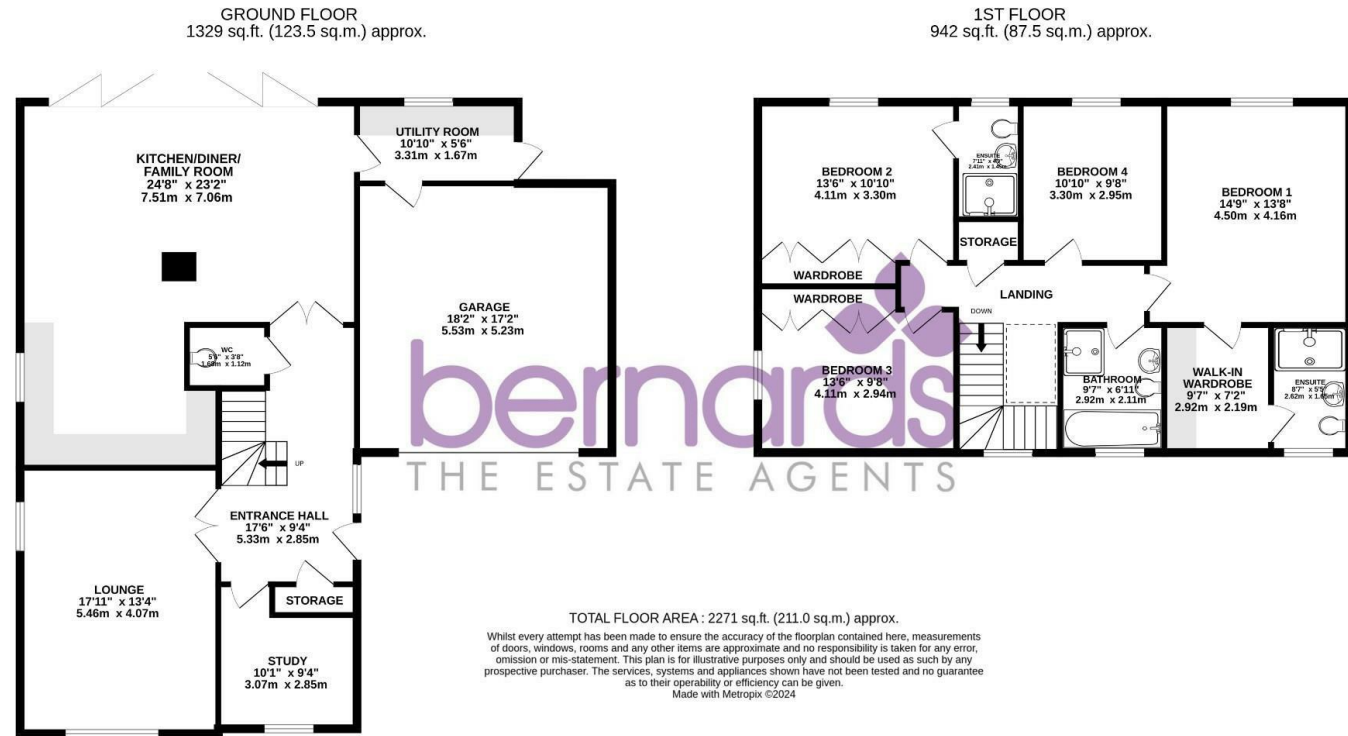




Offers In Excess Of £900,000

Billett Avenue, Waterlooville PO7 7SZ



HIGHLIGHTS

- ❖ BRAND NEW HOME
- ❖ PRIVATE ROAD
- ❖ FOUR/FIVE BEDROOMS
- ❖ VERSATILE LAYOUT
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ STUDY AND SEPERATE LOUNGE
- ❖ GARAGE AND DRIVEWAY
- ❖ THREE BATHROOMS
- ❖ UTILITY ROOM
- ❖ LARGE REAR GARDEN

We are thrilled to bring to market this exceptional, exclusive detached home on The Grove, Billett Avenue, widely considered as Waterlooville's premium and most exclusive location. Newly built and benefitting from a new build warranty, no expense has been spared in creating a superb home to be enjoyed for years to come.

Tucked away in the corner of a cul-de sac, The Grove is one of just three detached homes offering superb space coupled with a high specification finish that the location obviously deserves. The heart of the home is undoubtedly the open plan Kitchen / diner / family room which will be the backdrop for many memories made over the years. With expansive bi-folding doors into an exceptional garden space as well as high end zonal underfloor heating, this is truly a home for all seasons.

A formal lounge, impressive size study space (which has the potential to function as a fifth bedroom), generous utility and downstairs WC make this the ideal family home, especially if home working is high on the agenda. Upstairs you will find four double bedrooms with the master being serviced with a superb en-suite shower room and a large walk-in wardrobe. Bedroom two also enjoys a matching, luxury ensuite and length built in wardrobes. Bedrooms three and four are serviced by the stunning four peice bathroom, which sees a modern bluetooth vanity mirror, allowing you to enjoy your favourite music whilst in the bath or shower. The home also benefits from plenty of parking and a garage as well as a generous garden backing onto a paddock style wood area. This is a truly superb opportunity to acquire a well-thought-out family home and establish roots for many years to come.

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

ENTRANCE HALL
17'6" x 9'4" (5.33m x 2.84m)

KITCHEN/DINER/FAMILY ROOM
23'2" x 24'8" (7.06m x 7.52m)

UTILITY ROOM
10'10" x 5'6" (3.30m x 1.68m)

LOUNGE
17'11" x 13'4" (5.46m x 4.06m)

STUDY
9'4" x 10'1" (2.84m x 3.07m)

W.C
5'6" x 3'8" (1.68m x 1.12m)

BEDROOM ONE
13'8" x 14'9" (4.17m x 4.50m)

WALK-IN WARDROBE
9'7" x 7'2" (2.92m x 2.18m)

ENSUITE
5'5" x 9'7" (1.65m x 2.92m)

BEDROOM TWO
13'6" x 10'10" (4.11m x 3.30m)

ENSUITE
4'9" x 7'11" (1.45m x 2.41m)

BEDROOM THREE
13'6" x 9'8" (4.11m x 2.95m)

BEDROOM FOUR
9'8" x 10'10" (2.95m x 3.30m)

MASTER BATHROOM
6'11" x 9'7" (2.11m x 2.92m)

GARAGE
18'2" x 17'2" (5.54m x 5.23m)

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!

COUNCIL TAX BAND G

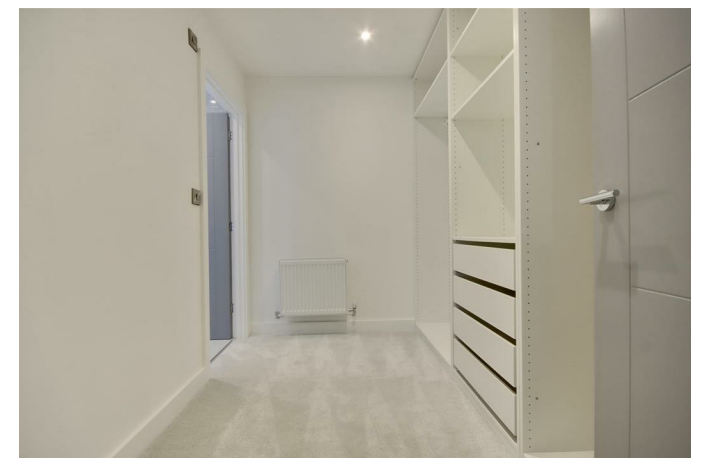
OFFER CHECK PROCEDURE - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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
85	91
Very energy efficient - lower running costs	
(92 plus) A	
(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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