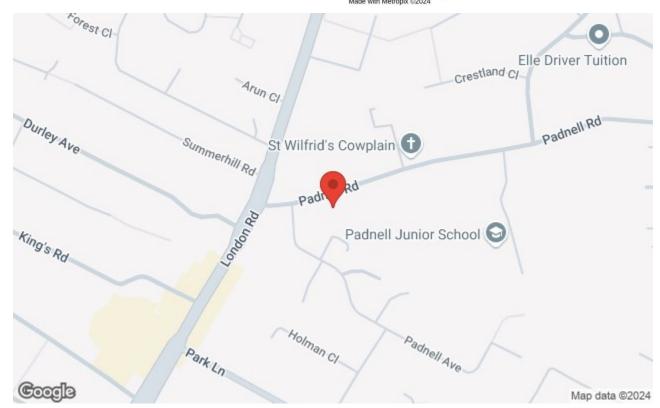


TOTAL FLOOR AREA: 2468 sq.ft. (229.3 sq.m.) approx.

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.

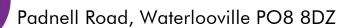
Made with Metropix €2024



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



Offers Over £650,000















HIGHLIGHTS

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- FULLY REFURBISHED
- 750 SqF OF OUTBUILDINGS
- ▲ LARGE FRONT DRIVEWAY
- NO WORK NEEDED
- STUNNING KITCHEN/DINER
- THREE BATHROOMS
- SOUGHT AFTER LOCATION
- **ENERGY EFFICIENT**

Situated on the requested Padnell Road in Waterlooville, this beautiful detached home is a true gem waiting to be discovered. Boasting five bedrooms, three bathrooms, and a spacious 2,468 sq ft of space, this property is the epitome of luxury living.

As you step inside, you'll be greeted by a meticulously refurbished interior, cleverly designed for modern living. The property exudes elegance and style, offering a perfect blend of comfort and sophistication. With a large lounge that opens into the stunning kitchen/diner, there's ample space for entertaining guests or simply relaxing with your loved ones. The stunning kitchen/diner is the hub of the home, with a huge amount of units, spacious island, four velux sky lights and bi-fold doors into the garden, its an amazingly social space

One of the standout features of this home is its

energy efficiency, thanks to the inclusion of solar panels. Not only will you be reducing your carbon footprint, but you'll also enjoy the benefits of lower energy bills.

Parking will never be an issue with space for 7 vehicles, ensuring convenience for you and your guests. Additionally, the property comes with 750 sq ft of outbuildings, including a garage and outbuilding, providing plenty of storage space or the potential to create an annexe for extended family or guests.

If you've been dreaming of a home that combines modern amenities with classic charm, look no further. This property offers the perfect canvas for you to create a life of comfort and luxury. Don't miss out on the opportunity to make this stunning house your new home.

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





PROPERTY INFORMATION

KITCHEN/DINER 23'7" x 15'2" (7.19m x 4.62m)

22'7" x 12'4" (6.88m x 3.76m)

CLOAKROOM 6'11" x 4'4" (2.11m x 1.32m)

UTILITY ROOM 12'9" x 6'9" (3.89m x 2.06m)

BEDROOM FIVE (GROUND

11'5" x 9'8" (3.48m x 2.95m)

ENSUITE 9'5" x 6'5" (2.87m x 1.96m)

BEDROOM ONE 13'5" x 14' (4.09m x 4.27m)

ENSUITE 6'7" x 8'7" (2.01m x 2.62m)

BEDROOM TWO 11' x 10'3" (3.35m x 3.12m)

BEDROOM THREE

BEDROOM FOUR 6'8" x 13'8" (2.03m x 4.17m)

BATHROOM 7'10" x 6'2" (2.39m x 1.88m)

OUTBUILDING 26'4" x 24'6" max (8.03m x 7.47m max)

18'2" x 16'6" (5.54m x 5.03m)

ANTI-MONEY LAUNDERING

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 proof of address and proof of name cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION

England & Wales

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

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 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

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 property. Please note the AML check experienced conveyancer will includes taking a copy of the two forms safeguard your interests and get the of identification for each purchaser. A job done in a timely manner. Bernards can recommend several local firms of document is required. Please note we solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further























