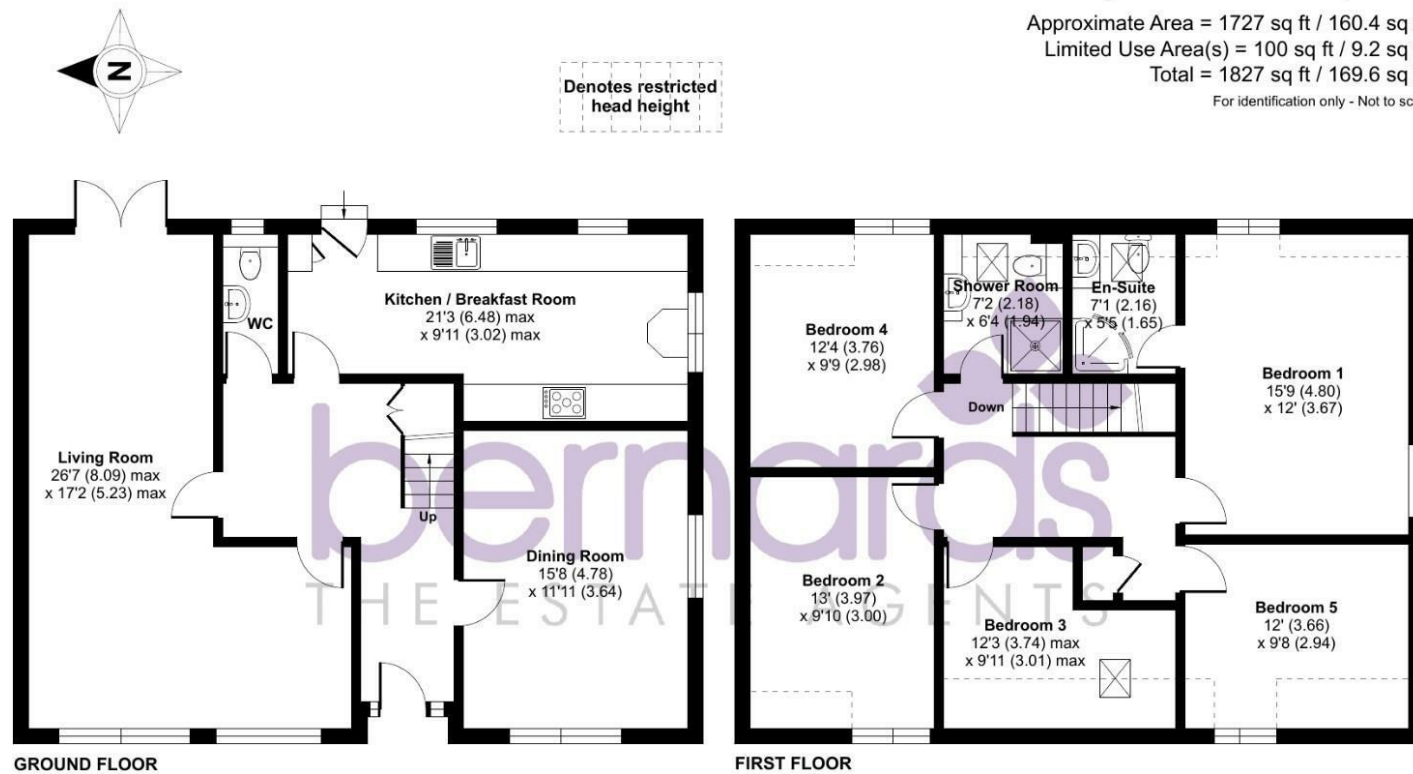
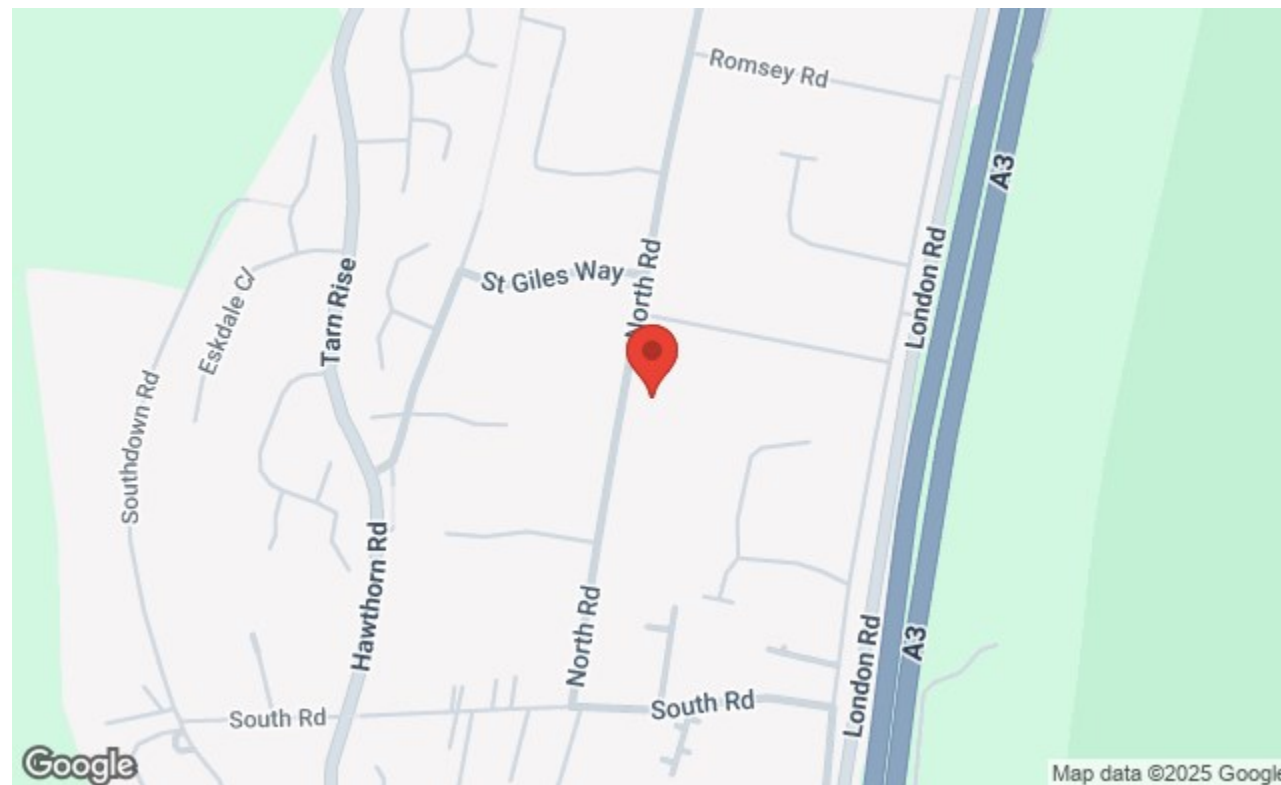


North Road, Waterlooville, PO8

Approximate Area = 1727 sq ft / 160.4 sq m
 Limited Use Area(s) = 100 sq ft / 9.2 sq m
 Total = 1827 sq ft / 169.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1363127



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



Asking Price £650,000

North Road, Waterlooville PO8 0EH

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HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Spacious Living/Sitting Area
- ❖ Separate Dining Room
- ❖ Large Kitchen/Breakfast Room
- ❖ Five Well Proportioned Bedrooms
- ❖ Primary with Ensuite
- ❖ Generous Shower Room
- ❖ Private Driveway
- ❖ Desirable Location

Positioned on North Road in the charming village of Clanfield, this impressive detached family home offers a wealth of space and potential for modern living. Spanning an impressive 1,827 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The spacious living room features doors that open directly onto the generous east-facing rear garden, allowing for a seamless flow between indoor and outdoor spaces.

The ground floor is thoughtfully designed with a convenient WC and a separate dining room, complemented by a well-appointed kitchen that includes a delightful breakfast area. This layout is ideal for family gatherings and social occasions, providing ample room for everyone to enjoy.

Upstairs, you will find five sizeable and well-proportioned bedrooms, ensuring that there is plenty of space for family members or guests. The

primary bedroom benefits from an ensuite shower room, adding a touch of luxury and privacy.

The expansive plot offers a generous rear garden, perfect for outdoor activities, gardening, or simply enjoying the sunshine. Additionally, the property includes parking for several vehicles, enhancing its practicality for family living.

This detached house is not only a comfortable family home but also presents an exciting opportunity for those looking to personalise and enhance their living space. With its prime location in Clanfield, this property is sure to attract interest from families seeking a blend of space, comfort, and potential.

Call today to arrange a viewing
 02392 232 888
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PROPERTY INFORMATION

LIVING ROOM
26'6" x 17'1" (8.09 x 5.23)

KITCHEN/BREAKFAST ROOM
21'3" x 9'10" (6.48 x 3.02)

DINING ROOM
15'8" x 11'11" (4.78 x 3.64)

BEDROOM ONE
15'8" x 12'0" (4.80 x 3.67)

ENSUITE
7'1" x 5'4" (2.16 x 1.65)

BEDROOM TWO
13'0" x 9'10" (3.97 x 3.00)

BEDROOM THREE
12'3" x 9'10" (3.74 x 3.01)

BEDROOM FOUR
12'4" x 9'9" (3.76 x 2.98)

BEDROOM FIVE
12'0" x 9'7" (3.66 x 2.94)

COUNCIL TAX BAND E

MORTGAGE SERVICES

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		
	Current	Potential
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	69	74
England & Wales		



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