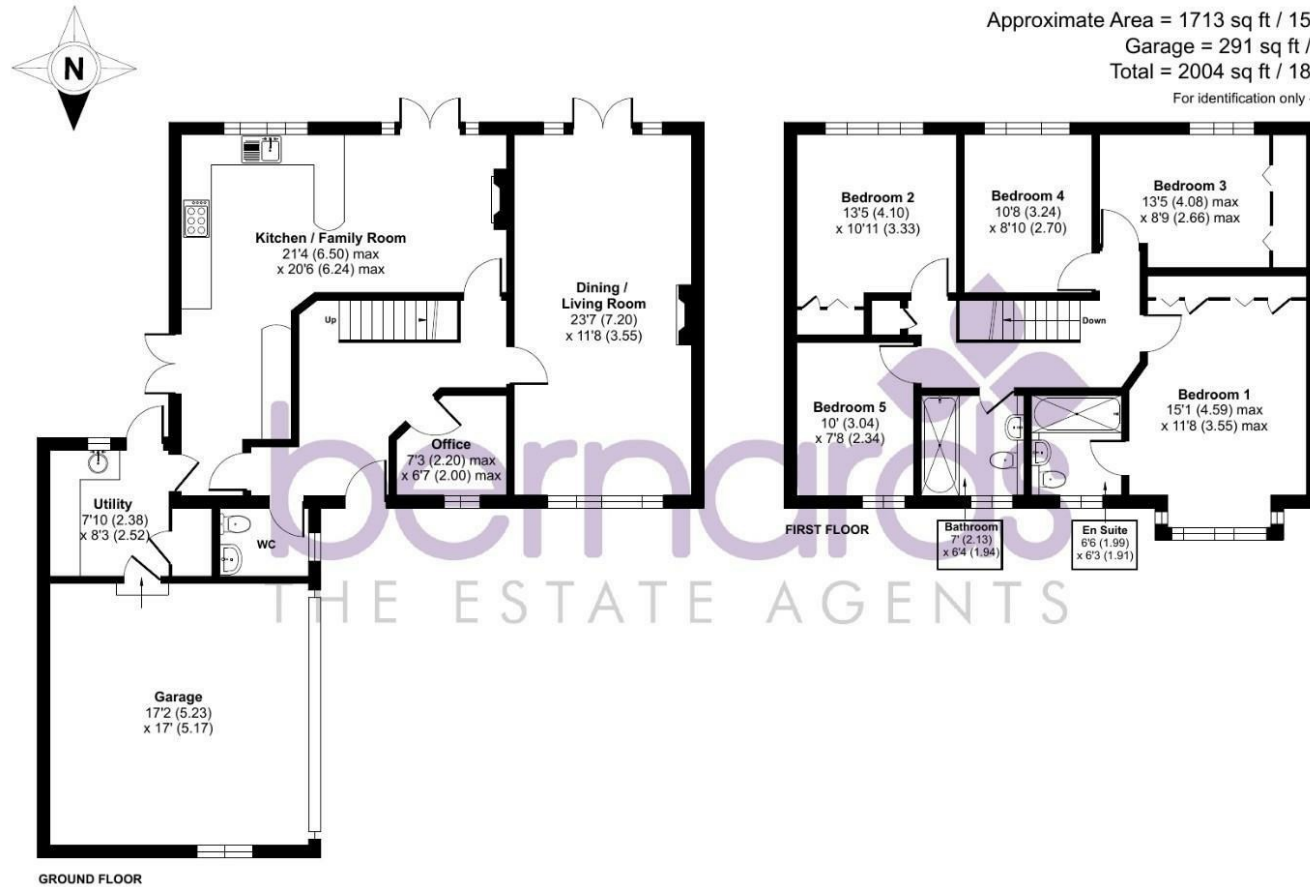
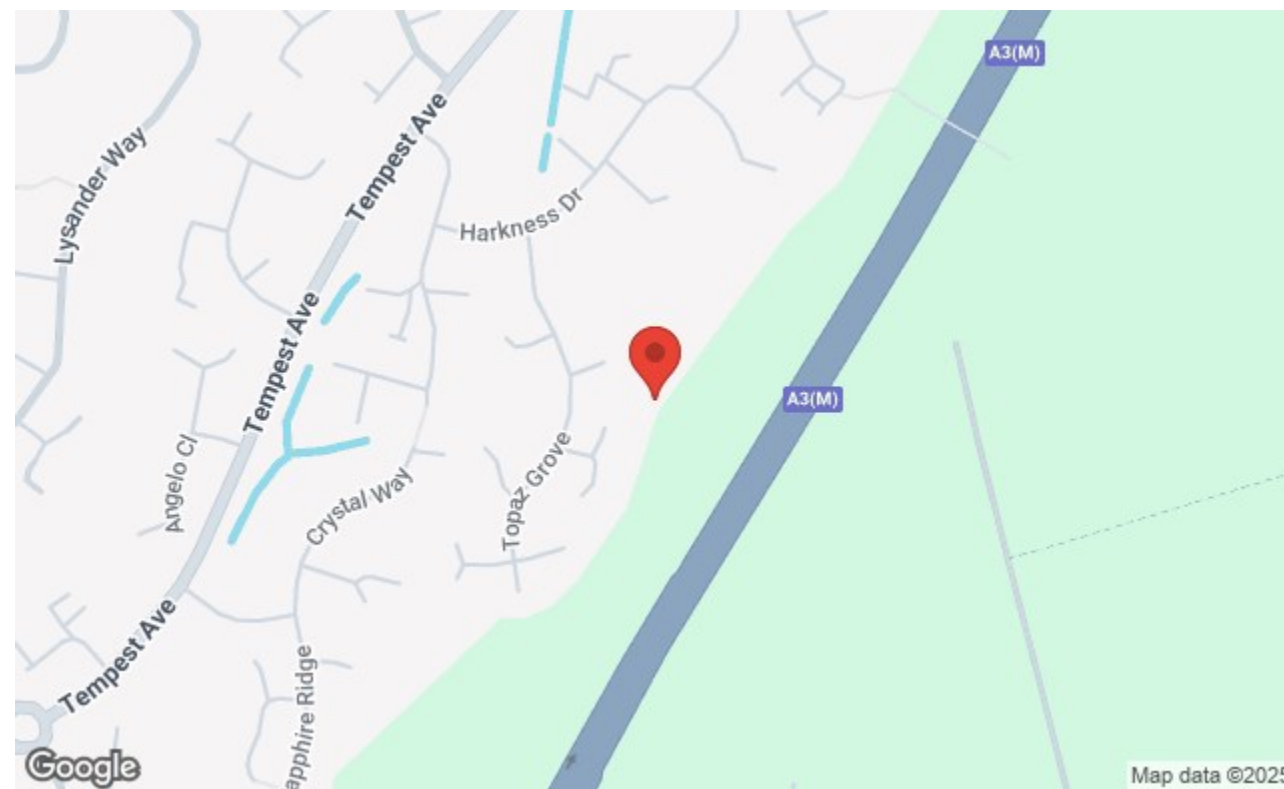


Topaz Grove, Waterlooville, PO7

Approximate Area = 1713 sq ft / 159.1 sq m
 Garage = 291 sq ft / 27 sq m
 Total = 2004 sq ft / 186.1 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1369212



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



Offers In Excess Of £625,000

Topaz Grove, Waterlooville PO7 8ST



HIGHLIGHTS

- ❖ FIVE BEDROOMS
- ❖ ENSUITE TO MASTER
- ❖ HOME OFFICE
- ❖ KITCHEN DINER
- ❖ UTILITY
- ❖ LOUNGE / DINER
- ❖ DOWNSTAIRS W/C
- ❖ DOUBLE GARAGE
- ❖ SOUTHERLY GARDEN ASPECT
- ❖ VIEWING ADVISED

Situated in the desirable Topaz Grove area of Waterlooville, this fantastic five-bedroom detached family home offers an ideal blend of comfort and modern living. As you step inside, you will be greeted by a spacious and inviting atmosphere, perfect for family gatherings and entertaining guests.

The property boasts a well-appointed master bedroom complete with an ensuite bathroom, providing a private sanctuary for relaxation. Additionally, there is a dedicated home office, making it an excellent choice for those who work remotely or require a quiet space for study.

The heart of the home is undoubtedly the beautiful kitchen diner, which is designed to be both functional and stylish. This space is

perfect for family meals and socialising, with ample room for dining and cooking. The south-facing garden is a delightful feature, allowing for plenty of natural light and creating a lovely outdoor space for children to play or for hosting summer barbecues.

For added convenience, the property includes a double garage, providing ample storage and parking options. Given the many appealing features of this home, we highly recommend scheduling a viewing to fully appreciate all that it has to offer. This is a wonderful opportunity to secure a family home in a sought-after location.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/DINER
21'3" x 20'5" (6.50 x 6.24)

LIVING/DINING ROOM
23'7" x 11'7" (7.20 x 3.55)

OFFICE
7'2" x 6'6" (2.20 x 2.00)

UTILITY
7'9" x 8'3" (2.38 x 2.52)

BEDROOM ONE
15'0" x 11'7" (4.59 x 3.55)

BEDROOM TWO
13'5" x 10'11" (4.10 x 3.33)

BEDROOM THREE
13'4" x 8'8" (4.08 x 2.66)

BEDROOM FOUR
10'7" x 8'10" (3.24 x 2.70)

BEDROOM FIVE
9'11" x 7'8" (3.04 x 2.34)

DOUBLE GARAGE
17'1" x 16'11" (5.23 x 5.17)

COUNCIL TAX BAND F

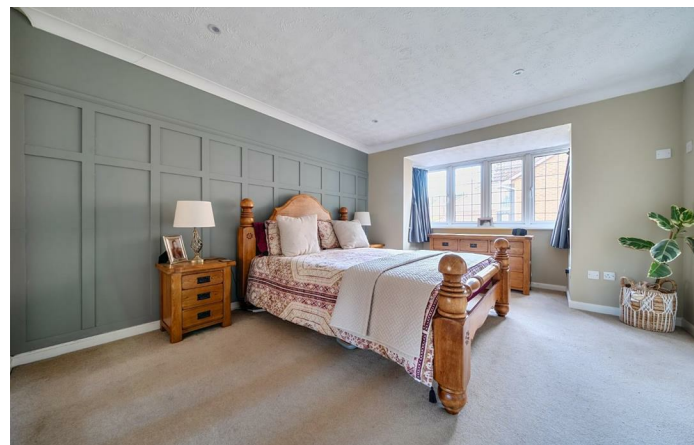
MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

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 worldly

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	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(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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