





Suffolk House Merritt Way

Lovedean, PO8 9WN

- FOUR BEDROOM DETACHED HOUSE
- ENSUITE TO MASTER
- KITCHEN/DINER
- UTILITY/CLOAKROOM
- GROUND FLOOR STUDY
- DETACHED GARAGE
- OFF STREET PARKING
- NHBC REMAINING

Guide Price £425,000 - £450,000

Nestled within a sought-after modern development, this beautifully presented detached family home was built by Linden Homes in 2020 and benefits from the remainder of the NHBC warranty for added peace of mind. Offering stylish and well-proportioned accommodation throughout, the property features a spacious kitchen/dining room, bright sitting room, ground floor study, convenient utility room and four well-appointed bedrooms, master with ensuite; ideal for modern family living. Externally, the home enjoys a landscaped rear garden perfect for entertaining, alongside a detached garage and driveway parking for two cars. A fantastic opportunity to acquire a contemporary home in an enviable location.



Guide price £425,000



Built by the highly regarded Linden Homes in 2020, this impressive detached family home offers contemporary living finished to a high standard throughout, whilst still benefiting from the remainder of the NHBC warranty. Beautifully presented and thoughtfully designed, the property combines spacious accommodation with stylish interiors, making it an ideal purchase for families and professionals alike.

Upon entering, you are welcomed into a bright and inviting entrance hall which sets the tone for the rest of the home. The ground floor offers a well-balanced layout, perfectly suited to modern day living, with a spacious sitting room providing an ideal space to relax and unwind. A separate study offers excellent flexibility for those working from home, running a business, or requiring a quiet space for hobbies or children's homework. To the rear of the property, the impressive kitchen/dining room acts as the true heart of the home, featuring contemporary fitted units, integrated appliances, ample worktop space, and plenty of room for both dining and entertaining. Large doors and windows allow natural light to flood the space whilst also providing a seamless connection to the rear garden, ideal for indoor/outdoor living during the warmer months. A separate utility room adds further practicality and valuable additional storage space, helping to keep the main living areas sleek and uncluttered.

Upstairs, the property continues to impress with well-proportioned bedrooms offering flexible accommodation for growing families, guests, or those working from home. The principal bedroom provides a comfortable retreat, whilst the remaining bedrooms are serviced by a modern family bathroom finished in a contemporary style.

Externally, the property enjoys a beautifully landscaped rear garden, thoughtfully designed to create an attractive and low-maintenance outdoor space perfect for entertaining, family enjoyment, or simply relaxing in the sun. Further benefits include a detached garage offering excellent storage or potential workshop space, along with driveway parking for two vehicles.

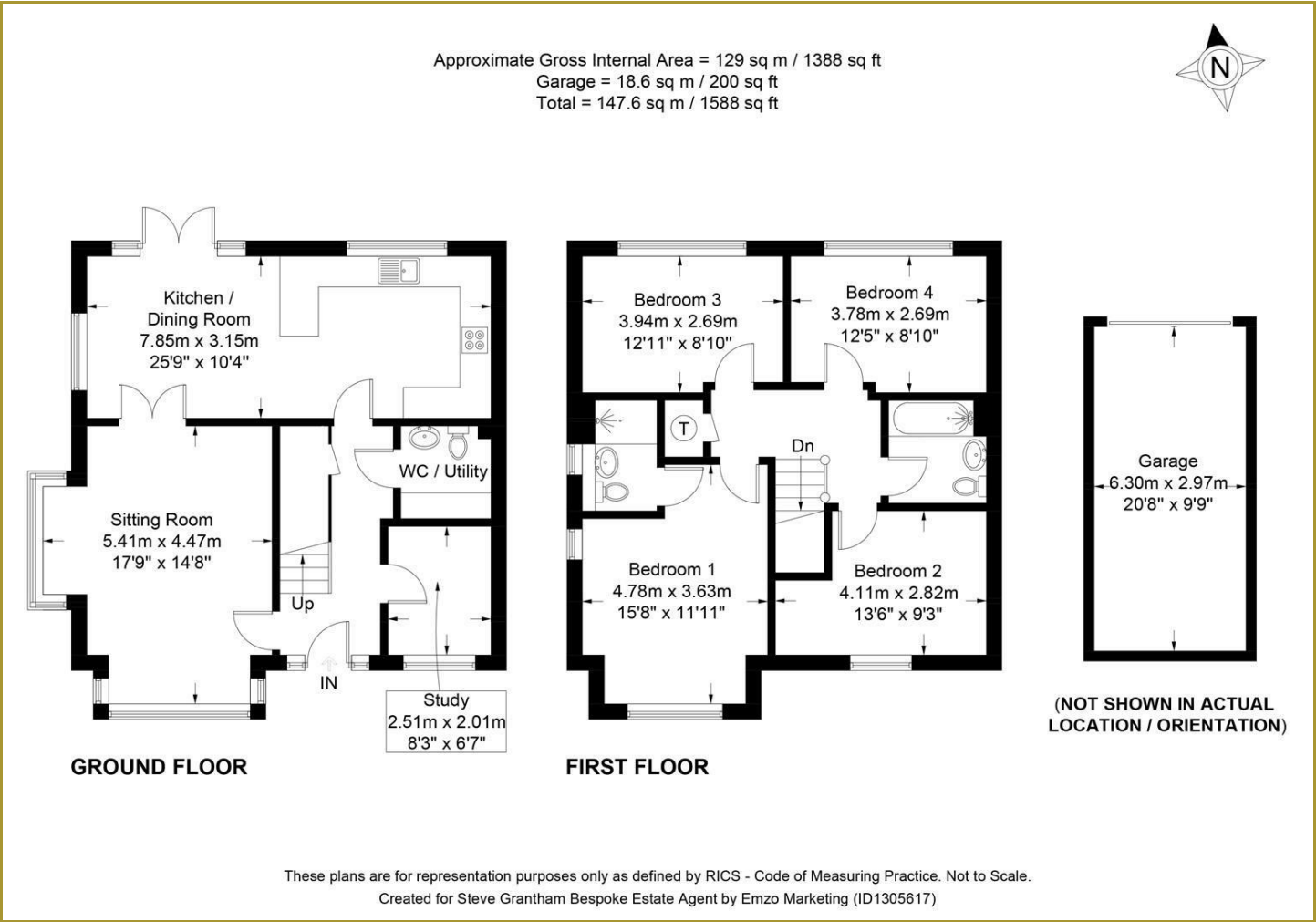
Situated within a popular modern development, this superb home is conveniently positioned for local amenities, schools, parks, and transport links, making it perfectly placed for family life. Combining modern construction, stylish presentation, and practical living space, this is a fantastic opportunity to acquire a turnkey home ready to move straight into.

Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

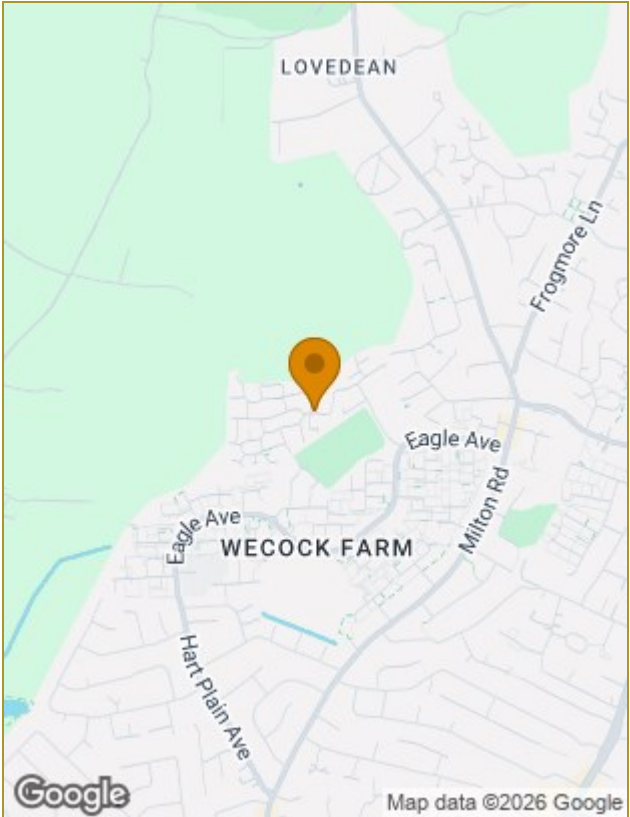




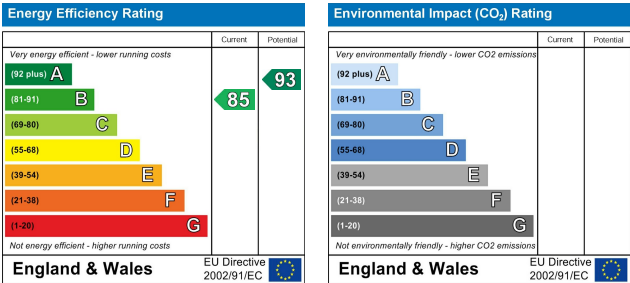
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 Plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.