

GUIDE PRICE

£475,000

Ainsworth Road

Berewood, PO7 3DL

PROPERTY SUMMARY

Nestled at the end of a private driveway and boasting a pleasant outlook, we are delighted to offer for sale this beautifully presented 4 bedroom detached property in Ainsworth Road. Built by Redrow Homes only 4 years ago this impressive family home has a large number of benefits and internal viewings are strongly advised. The property offers 4 first floor bedrooms, 2 bathroom suites, a beautiful lounge with media wall, additional WC and a superb open plan kitchen/diner with centre island breakfast bar and built in appliances. Externally there is a good size front garden with own driveway and additional parking and a larger than usual landscaped rear garden with bar/outbuilding. Internal viewings are essential to fully appreciate all this property has to offer.





ENTRANCE HALL Entered through a composite front door, radiator, stairs to the first floor, storage cupboard, doors leading to:

WC Double glazed window to front aspect, LVT flooring, radiator, WC, hand wash basin, spot lighting.

LOUNGE 16' 1" x 11' 4" (4.9m x 3.45m) Double glazed bay window to front aspect, radiator, feature media wall with storage.

KITCHEN/DINER 19' 08" x 15' 03" (5.99m x 4.65m) Beautiful kitchen fitted with a range of wall cupboards and base units, utility cupboard with plumbing for washing machine and space for tumble dryer, integrated fridge freezer, dishwasher, double oven, hob with extractor, centre island breakfast bar with built in power points, LVT flooring, spot lights, double glazed double doors and window to rear aspect, floor to ceiling radiator.

FIRST FLOOR Double glazed window to side aspect, radiator, airing cupboard, access to loft space, power and partially boarded, doors leading to:

BEDROOM 1 14' 02" x 10' (4.32m x 3.05m) Double glazed bay window to front aspect, radiator, door leading to en-suite.

ENSUITE Double glazed window to side aspect, double walk in shower, low level WC, hand wash basin, heated towel rail, spot lighting.

BEDROOM 2 11' 10" x 10' (3.61m x 3.05m) Double glazed window to rear aspect, radiator.

BEDROOM 3 10' 4" x 8' 7" max (3.15m x 2.62m) Double glazed window to front elevation, radiator.

BEDROOM 4 9' 4" x 9' 7" (2.84m x 2.92m) Double glazed window to rear elevation, radiator.

BATHROOM Double glazed window to side aspect, heated towel rail, extractor, white suite comprising of bath, low level WC, hand wash basin, part tiled, spot lighting.

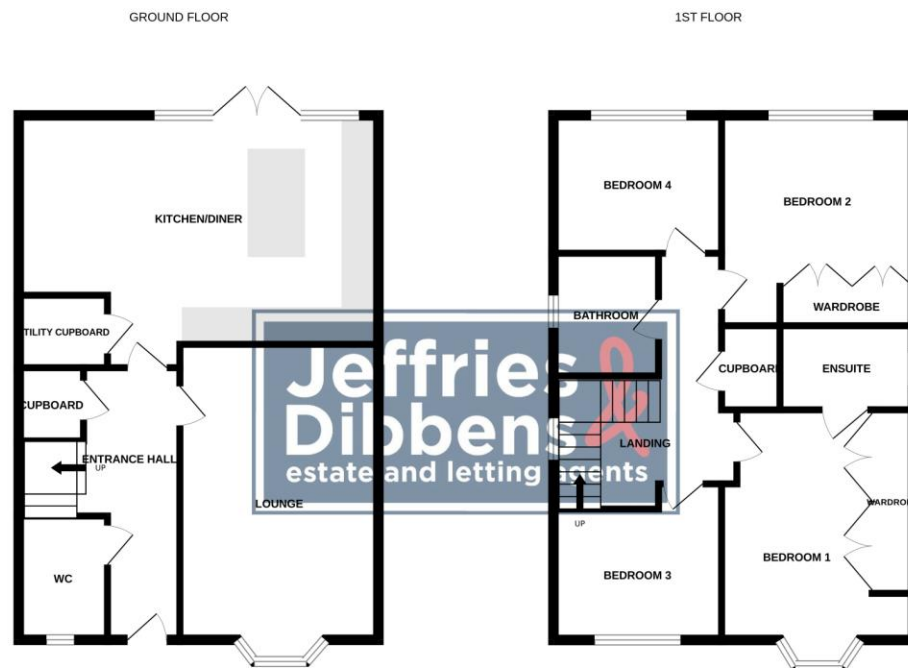
OUTSIDE Front - Large lawned area with attractive wooded outlook, block paved driveway, additional parking space, visitor parking bays, gated side access to:

REAR GARDEN Larger than usual landscaped rear garden with large artificial lawned area, 2 patio areas, sleeper style flower borders, outside tap and lighting.

GARAGE (REDUCED SIZE) Remainder of garage with up and over door, light and power.

BAR/OUT BUILDING 15' 04" x 9' 03" (4.67m x 2.82m) Double doors to garden, light and power, electric heater, bar area, spot lighting.





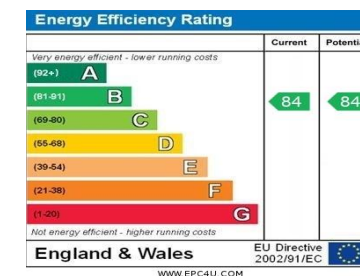
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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