





11 Lower Bere Wood

Waterlooville, PO7 7NQ

- FOUR BEDROOMS
- ENSUITE TO MASTER
- UTILITY AREA
- DOUBLE GARAGE
- CUL DE SAC LOCATION
- DETACHED HOUSE
- THREE RECEPTION ROOMS
- WESTERLY ASPECT GARDEN
- OFF STREET PARKING
- WALKING DISTANCE TO WATERLOOVILLE

Tucked away within a quiet cul-de-sac and just a short walk from Waterlooville town centre, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation ideal for modern family living. The property features a generous sitting room, separate dining room, fitted kitchen with adjoining utility room, a home office/study and ground floor cloakroom. Upstairs are four well-proportioned bedrooms served by a family bathroom. Externally, the home benefits from ample off-street parking, an integral double garage and an enclosed rear garden, making it a fantastic choice for families seeking both space and convenience in a highly desirable location.



Upon entering, you are welcomed into a bright entrance hall which provides access to the principal ground floor accommodation. To the front of the property is a generous sitting room, offering a comfortable and inviting space to relax, while double doors lead through to the separate dining room, creating an excellent flow for both everyday living and entertaining.

The kitchen is fitted with a comprehensive range of units, providing ample worktop space and storage, and is complemented by a separate utility room offering additional practicality and direct access to the outside. A ground floor cloakroom adds further convenience, while a separate study provides the perfect space for those working from home or could equally serve as a playroom or hobbies room depending on individual requirements.

The first floor offers four well-proportioned bedrooms, providing flexible accommodation for families of all sizes. The principal bedroom is a spacious double with fitted wardrobes, while the remaining bedrooms are served by a modern family bathroom, creating comfortable accommodation for family members and guests alike.

Externally, the property continues to impress with an enclosed rear garden offering a private space for outdoor dining, entertaining and family enjoyment. To the front, there is ample off-street parking leading to the integral double garage, providing secure parking, excellent storage or potential workshop space.

One of the property's greatest attractions is its superb location. Positioned within a quiet residential cul-de-sac, the home is within easy walking distance of Waterlooville town centre, offering a wide range of shops, supermarkets, cafés and everyday amenities. Excellent schools, parks and transport links are also close by, making this an ideal choice for growing families and commuters alike.

Offering spacious accommodation, flexible living space and a highly convenient location, this is a fantastic opportunity to acquire a beautifully maintained detached family home in one of Waterlooville's most sought-after residential areas.

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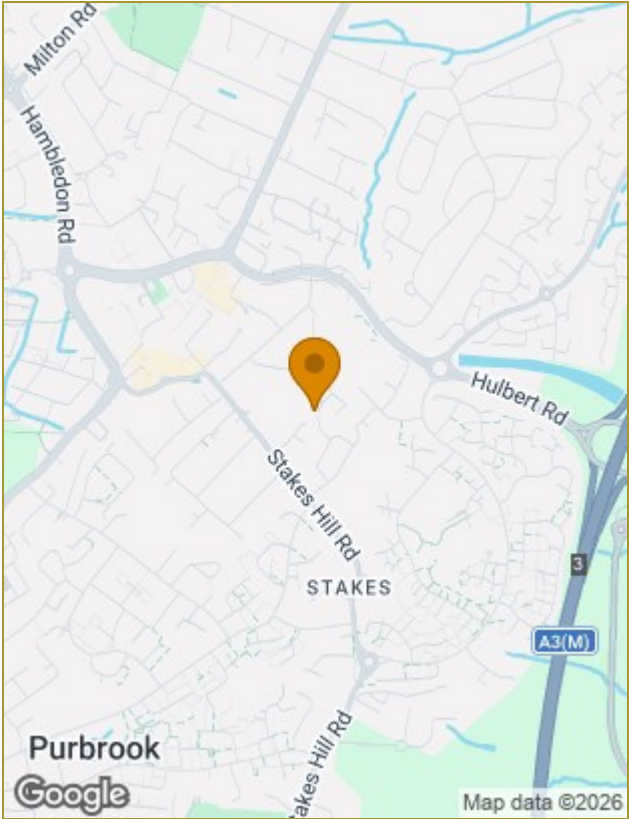




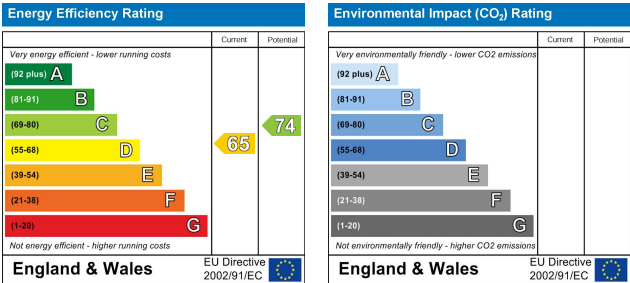
Floor Plans



Location Map



Energy Performance Graph



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