





# 9 Nicholson Way

Waterlooville, PO7 3DN

- FOUR BEDROOM DETACHED FAMILY HOME
- SIX YEARS REMAINING ON NHBC WARRANTY
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- DRIVEWAY PARKING & DETACHED GARAGE
- REDROW HOMES BUILT PROPERTY (2022)
- SOUGHT-AFTER ELM GREEN, BEREWOOD LOCATION
- SEPARATE UTILITY ROOM
- LARGER THAN AVERAGE WEST FACING GARDEN
- MODERN FAMILY BATHROOM

Situated in the ever-popular Elm Green area of Berewood, this beautifully presented four-bedroom detached family home, built by Redrow Homes in 2022 as the show home with top specification to match, offers stylish modern living, generous proportions and a superb west-facing garden, all within one of the area's most sought-after residential settings. With six years remaining on the NHBC warranty, this is a home that combines peace of mind with exceptional contemporary comfort.



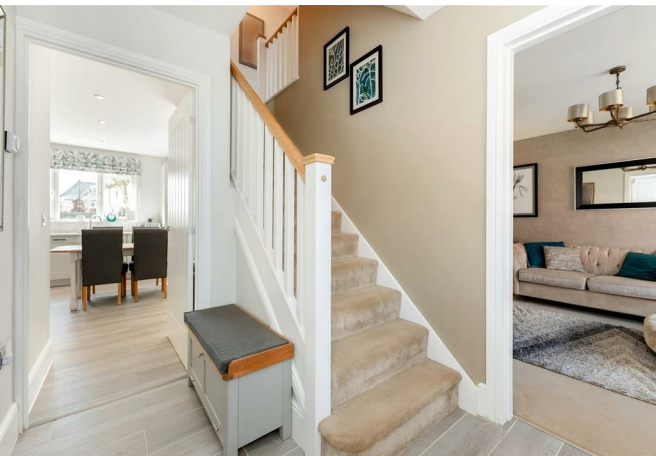
The property enjoys an attractive street presence with driveway parking and a detached garage, while inside, the accommodation has been thoughtfully designed for modern family life. A welcoming entrance hall sets the tone, leading through to a spacious living room, ideal for more formal entertaining or relaxing evenings.

Undoubtedly the heart of the home is the impressive open-plan kitchen/dining/family room, a wonderfully bright and sociable space extending across the rear of the property and enjoying direct access onto the garden via French doors. Beautifully appointed with a quality fitted kitchen, ample workspace and room for both dining and soft seating, this is a superb everyday living space, equally suited to family life and entertaining. A separate utility room adds practicality and additional storage, while a ground floor cloakroom completes the downstairs accommodation.

On the first floor, there are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, offering excellent flexibility for growing families, home working or guest accommodation.

Outside, the larger than average west-facing rear garden is a standout feature, enjoying a sunny aspect and offering an excellent balance of lawn and patio, ideal for outdoor dining, children's play or simply unwinding in the afternoon and evening sun.

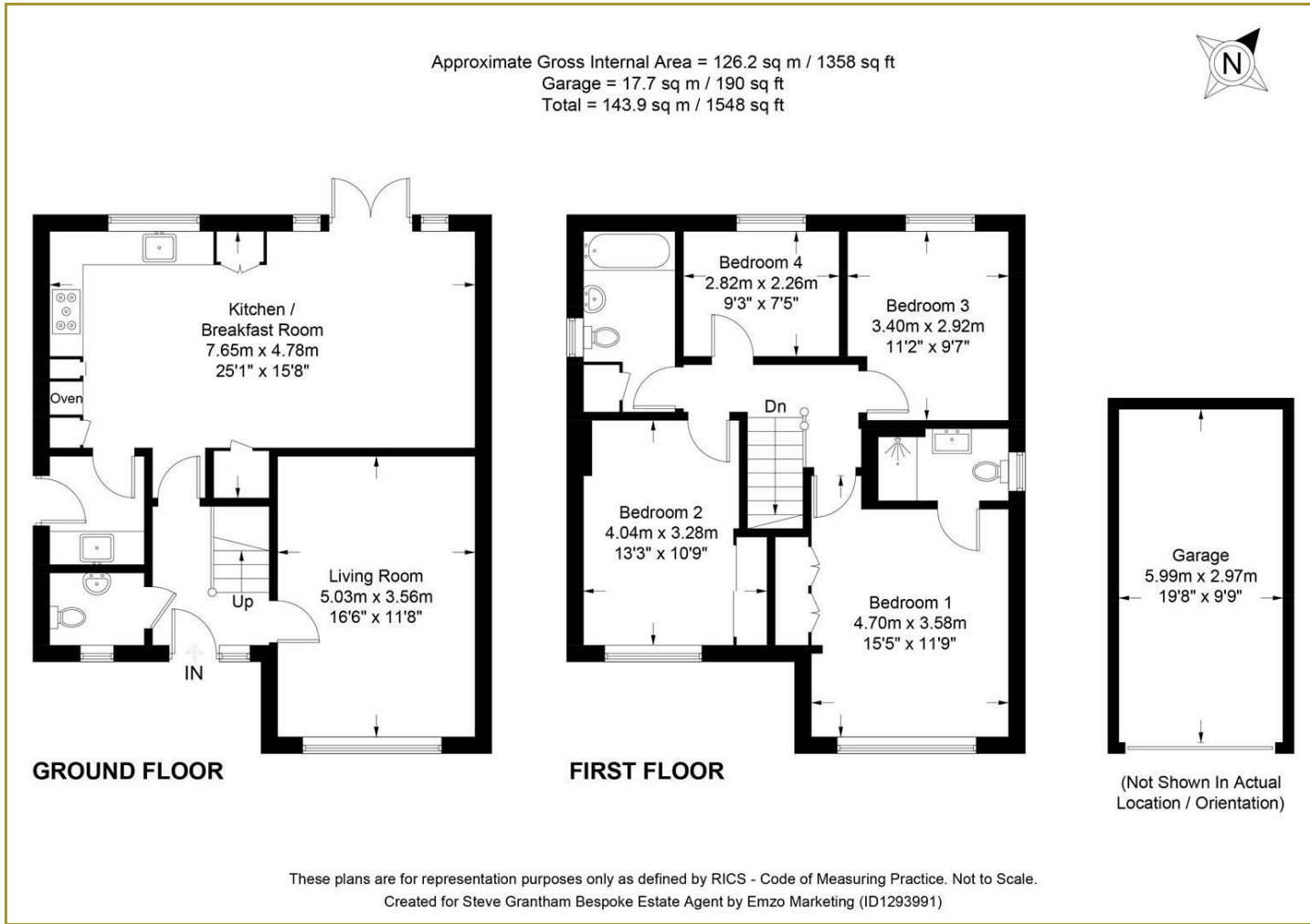
Built to Redrow's renowned standards and finished in a tasteful, contemporary style throughout, this impressive home offers a wonderful opportunity to acquire a nearly new family property in a highly desirable location close to local amenities, parks, schools and transport links.



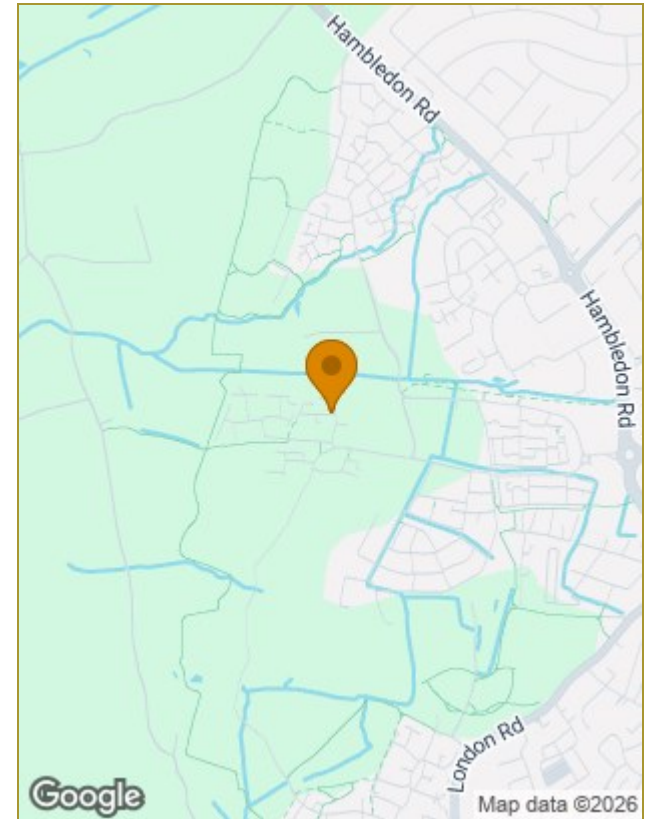




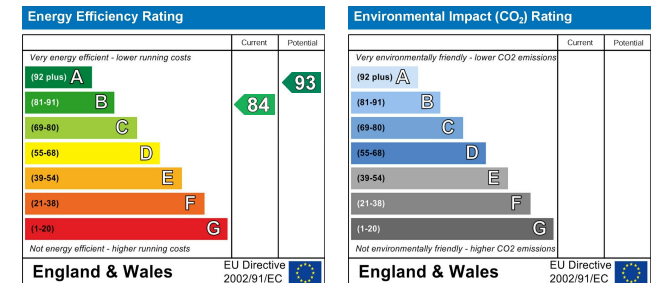
# Floor Plans



# Location Map



# Energy Performance Graph



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