

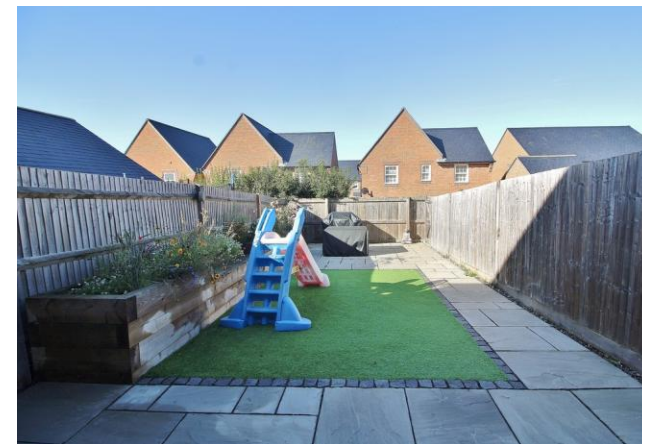
**£375,000**

**Plant Farm Crescent**

Waterlooville, PO7 3DB

## PROPERTY SUMMARY

Located on the popular Berewood development in Waterloo, we are delighted to offer for sale this beautifully presented 3 double bedroom property in Plant Farm Crescent. This spacious family home is sure to attract immediate interest and internal viewings are very strongly advised. The property boasts 3 double bedrooms arranged over 2 floors, 2 bathroom suites, lounge, additional W.C with a modern kitchen/diner. Externally there is a well presented rear garden with garage and driveway providing off road parking. To arrange your viewing contact us as sole agents today!





**ENTRANCE HALL** Radiator, door to:

**WC** Radiator, extractor fan, WC, hand wash basin with mixer tap.

**LOUNGE** 15' 00" x 11' 11" (4.57m x 3.63m) Curved bay window to front aspect, radiator, understairs storage cupboard housing fusebox, door to:

**LEAN TO:** Radiator, stairs to first floor, door to:

**KITCHEN/DINER** 15' 06" x 10' 05" (4.72m x 3.18m) Window & double doors to rear aspect into the garden, radiator, wall mounted boiler under cupboard spot lights, modern fitted kitchen with a range of units, cupboards & work surface over inset sink unit with taps integral draining board, eye level oven, dual oven & grill, 4 ring gas hob with hood above, wall mounted boiler, integrated fridge/freezer, integrated dishwasher, integrated washing machine, storage cupboard.

### FIRST FLOOR

**LANDING** Airing cupboard, doors to:

**BEDROOM 2** 13' 06" x 8' 08" (4.11m x 2.64m) Window to rear aspect, radiator.

**FAMILY BATHROOM** 08' 02" x 06' 06" (2.49m x 1.98m) Window to rear aspect, extractor fan, heated towel rail, tiled to principle areas, panelled bath with taps, hand wash basin with mixer tap, WC.

**BEDROOM 3** 12' 01" x 8' 08" (3.68m x 2.64m) Window to front aspect, radiator.

**FIRST FLOOR LEAN TO:** 7' 04" x 6' 06" (2.24m x 1.98m) Radiator, window to front aspect, stairs to second floor

**MASTER BEDROOM** 20' 09" x 15' 04" (6.32m x 4.67m) Window to front aspect, 2x Velux skylights with blinds, 2x radiators, access to loft, thermostat, door to:

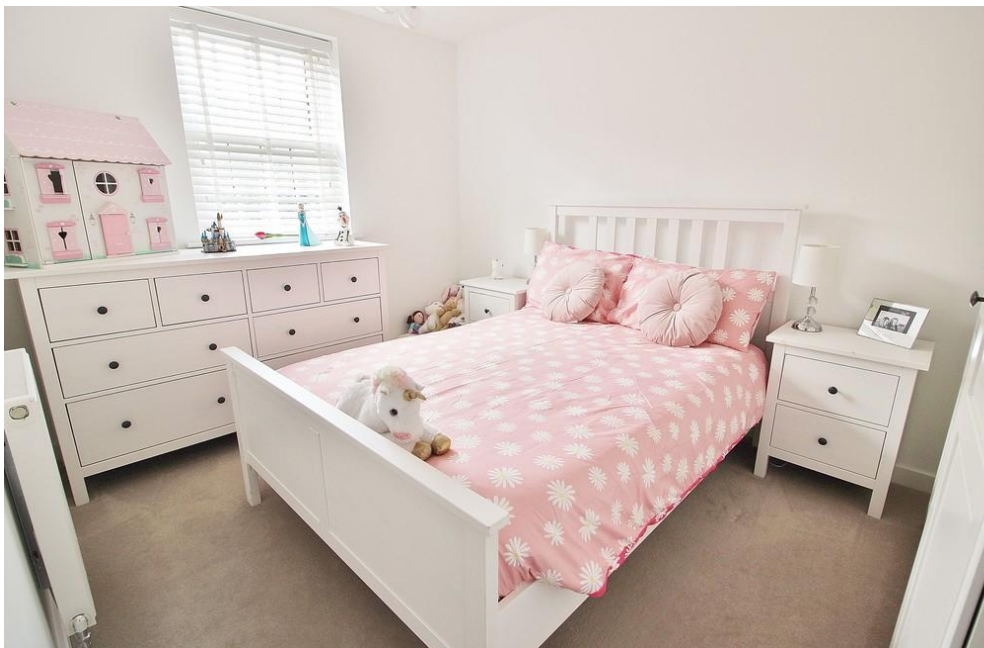
**ENSUITE** Part tiled surround, Extractor fan, heated towel rail, shower cubicle with aqualisa electrical shower system, hand wash basin with mixer tap, WC.

### OUTSIDE

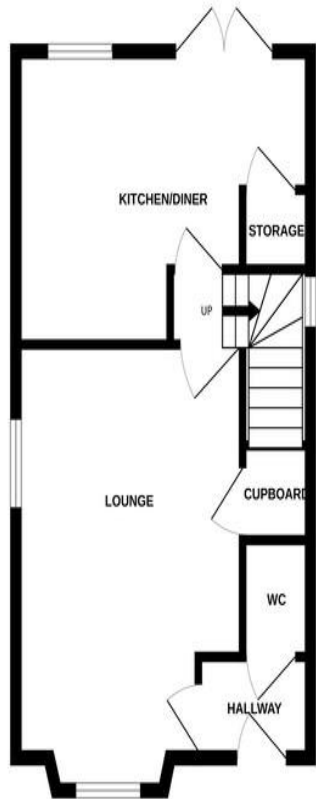
**FRONT** Shingle area, driveway for parking, access to garage, gated side access to rear garden.

**REAR GARDEN** Fully landscaped patio surrounding artificial grass area, wooden sleeper for trees, plants & flowers, outside tap, shed, gated side access leading to driveway.

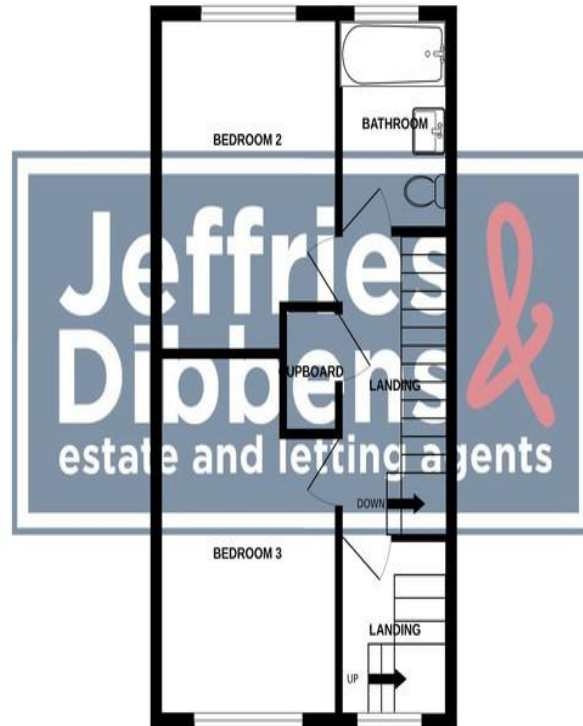
**GARAGE** Up & over door, sensor light, power & light.



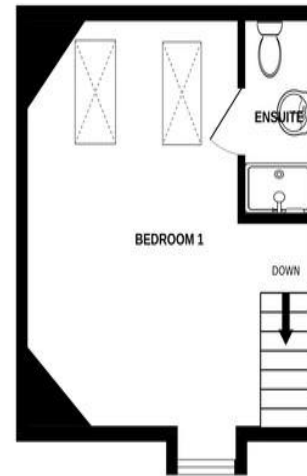
GROUND FLOOR



1ST FLOOR



2ND FLOOR



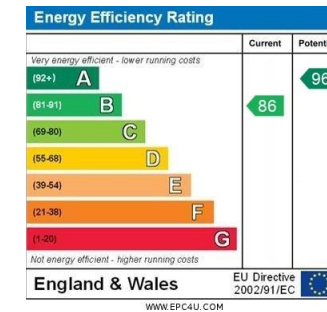
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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.

**Jeffries  
Dibbens &**  
estate and letting agents

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