

£440,000
Darnel Crescent,
Waterlooville, PO7 7UF

PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this incredibly spacious and versatile 4/5 bedroom detached property in Darnel Crescent, Waterlooville. Built approximately 15 years ago and arranged over 3 floors, this beautifully presented family home is guaranteed to attract immediate interest. The property offers 2 bedroom / reception rooms on the ground floor, a luxury fitted kitchen / breakfast room and separate utility room. It boasts a 23ft lounge with impressive views and dual aspect windows and doors, 4 further double bedrooms, the master with en-suite, and family bathroom. Externally there is a large landscaped low maintenance rear garden offering wonderful entertaining space, a private carpark offering 2 spaces and access to the garage. This property really needs to be viewed to fully appreciate it's "wow factor". Viewings can be arranged by contacting Jeffries & Dibbens today.

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ENTRANCE HALL Karndean flooring throughout the whole ground level, radiator, stairs to first floor, doors to:

STUDY/BEDROOM 6 13' 11" x 8' 02" (4.24m x 2.49m) Two windows to front aspect, radiator.

RECEPTION ROOM/BED 5 11' 07" x 9' 07" (3.53m x 2.92m) Window to front aspect, radiator.

KITCHEN/DINER 24' x 11' 07" (7.32m x 3.53m) Range of luxury white gloss fitted cupboards and units with work surfaces over, built-in 1 ½ bowl sink unit with statement mixer tap and breakfast bar, integrated Neff double oven, dishwasher and fridge freezer. Built-in 6 ring Neff gas hob with extractor over. Under unit and floor level lighting, radiator, extractor fan, concealed boiler and entrance to:

UTILITY ROOM 7' 09" x 5' 06" (2.36m x 1.68m) Wall units, plumbing for washing machine and further space for secondary appliance with work surface over, radiator and door to:

WC Radiator, extractor, WC and wash hand basin.

FIRST FLOOR Landing - Airing cupboard, walk-in shelved storage cupboard, radiator, stairs to second floor and doors to:

BEDROOM 4 11' 03" x 8' 02" (3.43m x 2.49m) Window to front aspect, radiator.

LOUNGE 23' 8" x 13' 10" (7.21m x 4.22m) Two windows to front aspect offering impressive views, windows and double doors to rear aspect and 'Juliette' balcony, 2 radiators.

WC Window to rear aspect, WC, wash hand basin, radiator, extractor.

SECOND FLOOR Landing - Window to side aspect, doors to:

BEDROOM 1 12' 01" x 11' 01" (3.68m x 3.38m) Window to rear aspect, radiator, door to:

ENSUITE Window to rear aspect, radiator, WC, wash hand basin, shower, extractor.

BEDROOM 2 12' 3" x 11' 08" (3.73m x 3.56m) Window to front aspect, radiator.

BEDROOM 3 11' 10" x 8' (3.61m x 2.44m) Two windows to front aspect, radiator, access to loft.

BATHROOM Window to rear, panelled bath with shower over, WC and wash hand basin. Radiator, extractor.

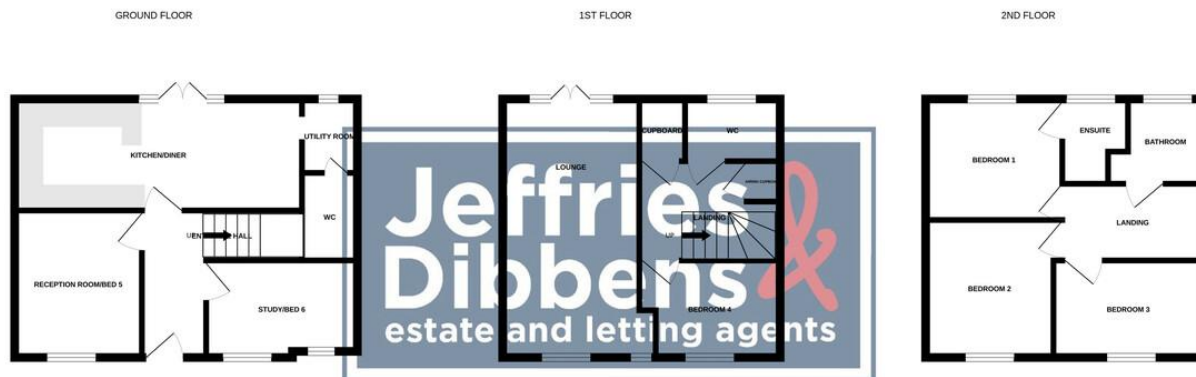
OUTSIDE

FRONT Small garden area laid to decorative stone.

REAR GARDEN Landscaped low maintenance rear garden with decked entertainment area and inset lighting, patio seating area, two artificial lawned areas, outside lighting, 2 taps, gated side access leading to a private car park with 2 spaces and:

GARAGE Up and over door, light and power, further parking.

AGENTS NOTE We understand that there is an estate maintenance charge of approx. £250 pa.



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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk