



## Alder Grove, Waterlooville, PO8

Approximate Area = 1283 sq ft / 119.1 sq m  
Garage = 208 sq ft / 19.3 sq m  
Total = 1491 sq ft / 138.4 sq m  
For identification only - Not to scale

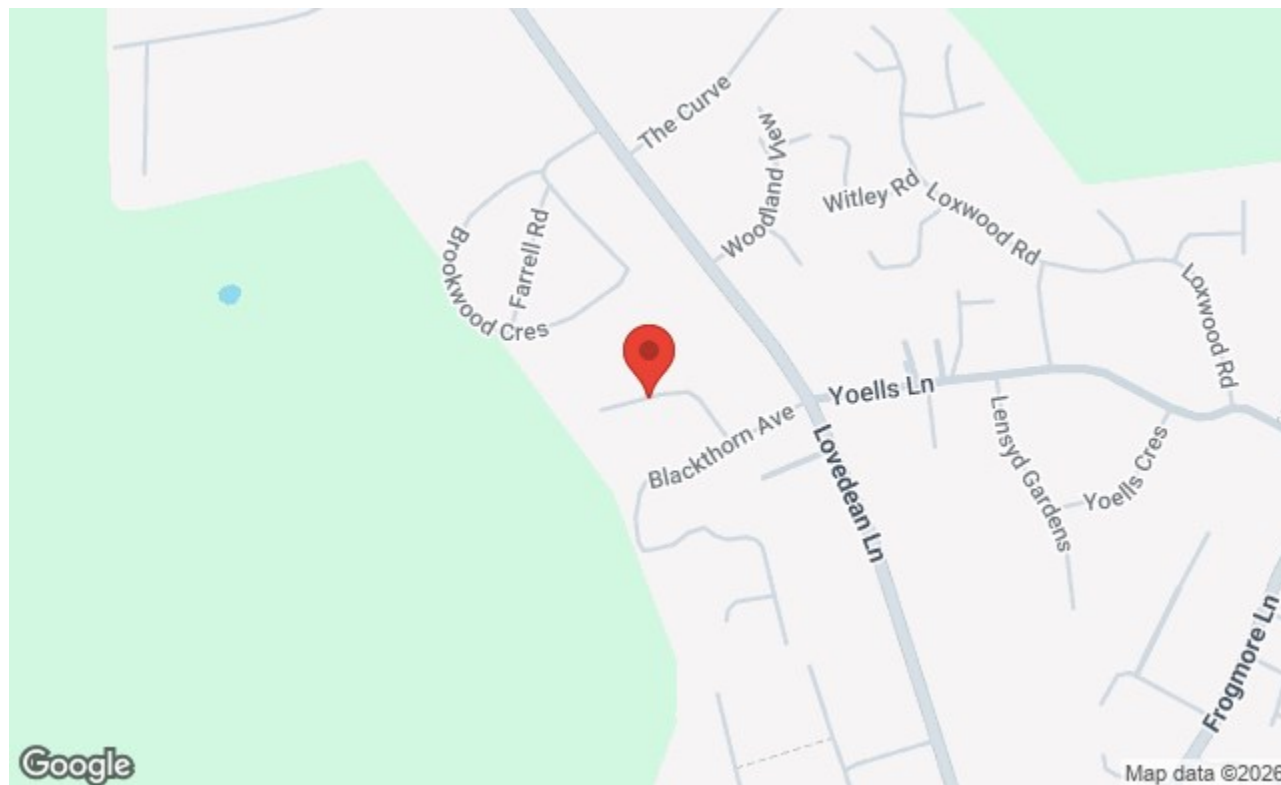


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1465520



# Offers In Excess Of £500,000

## Alder Grove, Waterlooville PO8 9YG



4 2 2

### HIGHLIGHTS

- FOUR BEDROOM
- DETACHED FAMILY HOME
- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS W.C.
- EN-SUITE TO MASTER BEDROOM
- REAR GARDEN
- GARAGE
- OFF ROAD PARKING
- CHAIN FREE

Nestled within a desirable cul-de-sac in the sought-after area of Lovedean, this impressive four-bedroom detached family home offers an exceptional blend of modern living, generous space, and everyday comfort. Extending to approximately 1,491 sq ft, the property has been thoughtfully designed to suit contemporary family life.

At the heart of the home is a spacious and welcoming lounge which flows effortlessly into a stylish kitchen/diner, creating the ideal setting for family gatherings and entertaining. The open-plan design offers a sociable atmosphere while maintaining a practical and functional layout. The contemporary kitchen is well-appointed with integrated appliances including a dishwasher and fridge freezer, offering both style and convenience. In addition, a practical utility cupboard provides dedicated space for a washing machine and tumble dryer, helping to keep household essentials neatly tucked away.

The property benefits from four well-proportioned bedrooms, including a superb master bedroom

complete with its own en-suite shower room, creating a private retreat at the end of the day. The remaining bedrooms provide flexible accommodation, ideal for children, guests, or those needing a home office space. A modern family bathroom further compliments the accommodation.

Externally, the home continues to impress. The beautifully presented south-facing rear garden enjoys sunlight throughout the day and provides a wonderful space for outdoor dining, entertaining, or simply relaxing with family and friends. To the front, the generous driveway offers off-road parking for up to three vehicles, in addition to the garage, providing excellent practicality for modern family living.

Ideally located close to local amenities, well-regarded schools, and convenient transport links, this attractive home presents a fantastic opportunity for buyers seeking a stylish family property in a welcoming and highly desirable location.

Early viewing is highly recommended.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Call today to arrange a viewing  
02392 232 888  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

**W.C.**  
7'2" x 3'1" (2.19 x 0.94)

**LIVING ROOM**  
15'8" x 11'2" (4.80 x 3.42)

**KITCHEN/DINER**  
19'10" x 15'6" (6.05 x 4.74)

## LANDING

**BEDROOM 1**  
15'3" x 10'4" (4.65 x 3.15)

**EN-SUITE**  
7'4" x 5'6" (2.24 x 1.68)

**BEDROOM 2**  
10'0" x 9'10" (3.07 x 3.01)

**BEDROOM 3**  
11'9" x 9'5" (3.59 x 2.89)

**BEDROOM 4**  
10'5" x 8'6" (3.18 x 2.60)

**BATHROOM**  
6'9" x 6'3" (2.06 x 1.91)

**GARAGE**  
20'2" x 10'3" (6.15 x 3.14)

## GARDEN

**COUNCIL TAX BAND**  
The local authority is East Hampshire borough council. BAND : E

**MORTGAGE SERVICE**  
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

## OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  | 85      | 94        |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |
| England & Wales                             |  |         |           |



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