



**Grassmere Way, Waterlooville PO7 8RZ**

**welcome to**

## **Grassmere Way, Waterloo**

Well presented four bed detached home in sought after Tempest area. Featuring sun room, modern kitchen, versatile office/fifth bed, en-suite master, private garden, driveway and converted garage ideal for business use.

### **Entrance Hall**

Laminate flooring, radiator. Stairs leading to first floor. Through to dining room, through walkway to kitchen and door to cloakroom and study.

### **Cloakroom**

Double glazed window to side aspect. Low level WC, wash hand basin over vanity unit, radiator, tiled walls.

### **Study / Bedroom 5**

Double glazed window to front aspect. Laminate flooring, radiator.

### **Living Room**

Double glazed bay window to front aspect. Two radiators, laminate flooring, double glazed door to sun room.

### **Sun Room / Utility Room**

Double glazed windows to side and rear aspects with fitted blinds. Lantern sky light, double glazed door to side aspect. Base units providing ample storage with work surface over, incorporating sink and drainer. Space for washing machine and tumble dryer.

### **Dining Room**

Double glazed window to rear aspect. Laminate flooring, radiator. Square arch to hallway.

### **Kitchen**

Double glazed window to rear aspect. Range of wall and base units with work surface over, incorporating sink unit. Built-in double oven, electric hob with extractor hood over, dishwasher and fridge/freezer. Radiator, spotlights. Double glazed door to side aspect.

### **First Floor Landing**

Double glazed window to front aspect. Airing cupboard housing hot water tank with thermostat and fitted immersion heater and shelving. Carpet flooring. Access to loft space. Doors to:

### **Bedroom One**

Double glazed window to rear aspect. Built-in wardrobes, carpet flooring, radiator. Door to en-suite.

### **En-Suite**

Double glazed window to side aspect. Shower, low level WC, wash hand basin. Radiator, tiled walls.

### **Bedroom Two**

Double glazed window to rear aspect. Built-in over bed units, carpet flooring, radiator.

### **Bedroom Three**

Double glazed window to rear aspect. Built-in over bed units, carpet flooring, radiator.

### **Bedroom Four**

Double glazed window to front aspect. Laminate flooring, radiator.

### **Bathroom**

Double glazed window to front aspect. Panel enclosed bath with shower over, low level WC, pedestal wash hand basin. Radiator, tiled walls.

### **Outside**

#### **Front Garden**

Laid to lawn with mature shrubs and pathway to front door. Side gate to garden. Driveway, providing off road parking and access to double garage. Gated entrance to side garden.

#### **Double Garage**

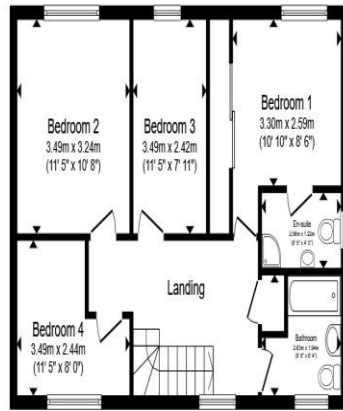
Double doors, power and light. Converted for work space.

#### **Rear Garden**

Laid to patio and lawn with mature trees, fish pond, shed and greenhouse. Pedestrian access from the driveway.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 170.8 m<sup>2</sup> (1,839 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Grassmere Way,  
Waterlooville**

- Tempest Avenue Location
- Detached Home
- Four / Five Beds
- Sun Room / Utility Room
- En-Suite to Master Bed

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

**£550,000**



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