



OFFERS IN EXCESS OF
£415,000

Purkis Road

Berewood, PO7 3DW

PROPERTY SUMMARY

Located on the popular Berewood development close to Waterlooville town centre we are delighted to offer for sale this beautifully presented 3 bedroom detached property in Purkis Road. This impressive family property has a large number of benefits including 6 years left NHBC, boasts 3 first floor bedrooms with all 3 having built in wardrobes, with the master having an ensuite, family bathroom, a fabulous open plan kitchen/diner, dual aspect lounge, utility room and ground floor WC. Externally there is a double width driveway, a wonderful landscaped rear garden and summerhouse/garden room. To avoid disappointment contact Jeffries & Dibbens and arrange your viewing today!





HALL Radiator, stairs leading to the first floor, door leading to:

WC Radiator, wash hand basin, W.C, extractor fan.

LOUNGE 19' 0" x 10' 8" (5.79m x 3.25m) Dual aspect windows to front and side aspect, two radiators.

KITCHEN/DINER 19' 0" x 10' 8" (5.79m x 3.25m) Window to front aspect, a range of wall and base units with inset one-and-a-half bowl sink and drainer, integral electric hob with extractor hood over, integral electric double oven, integral fridge/freezer, dishwasher, breakfast bar, two radiators, side aspect French doors leading to the garden, door to:

UTILITY ROOM 7' 2" x 6' 4" (2.18m x 1.93m) A Range of wall and base units with space for washing machine and tumble dryer, door to rear aspect, understairs storage cupboard, radiator.

LANDING Window to rear aspect, radiator, access to the loft, storage cupboard housing the combination boiler, doors to the bedrooms and bathroom.

BEDROOM 1 10' 10" x 9' 10 Min" (3.3m x 3m) Window to front aspect, radiator, built-in wardrobe, door to:

ENSUITE Window to side aspect, shower cubicle, heated towel rail, wash hand basin, extractor fan, W.C.

BEDROOM 2 10' 10" x 9' 11" (3.3m x 3.02m) Window to side aspect, radiator, built-in wardrobe.

BEDROOM 3 10' 11" x 8' 7" (3.33m x 2.62m) Window to side aspect, radiator, built-in wardrobe.

BATHROOM Window to front aspect, panel enclosed bath with shower over, wash hand basin, W.C, heated towel rail, extractor fan.

OUTSIDE

FRONT FARDEN Laid to lawn with mature shrubs. Driveway providing two parking spaces, with EV charger.

REAR GARDEN Raised composite decking, path and shingle, synthetic lawn, raised borders, outside tap, wooden shed, garden room/summerhouse, gated side access.

AGENTS NOTE Service charge for the estate £78.35 paid 6 monthly.

LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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
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