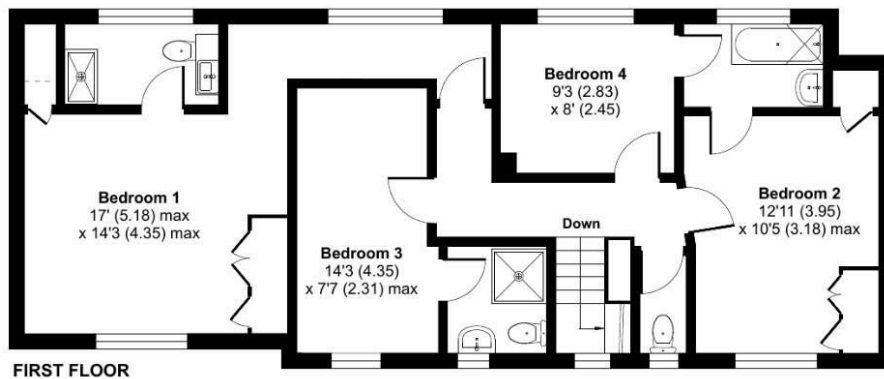




Guide Price £750,000

The Glade, Waterlooville PO7 7PE

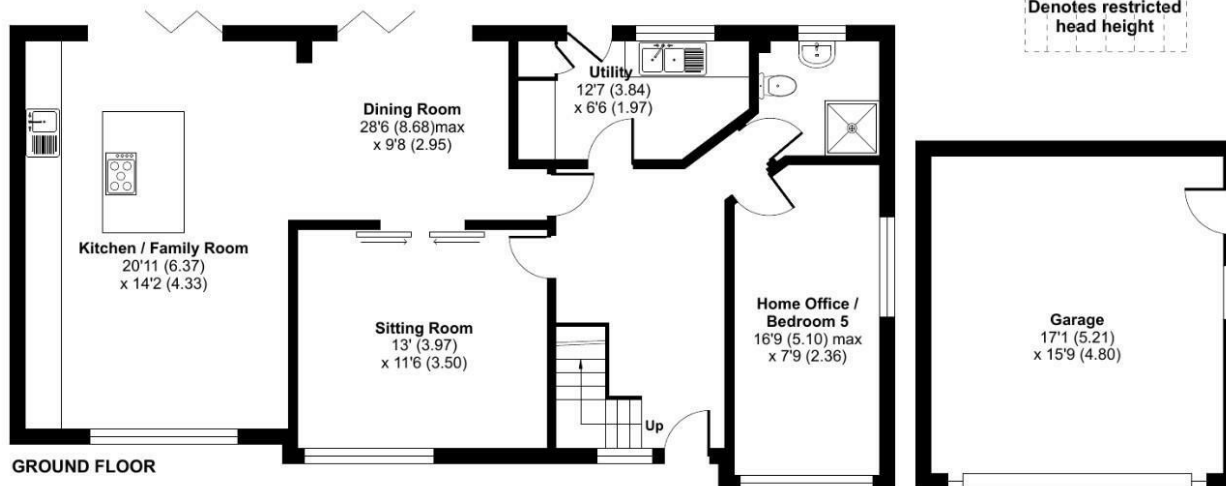
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Approximate Area = 1797 sq ft / 166.9 sq m
Limited Use Area(s) = 5 sq ft / 0.4 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 2071 sq ft / 192.2 sq m
For identification only - Not to scale

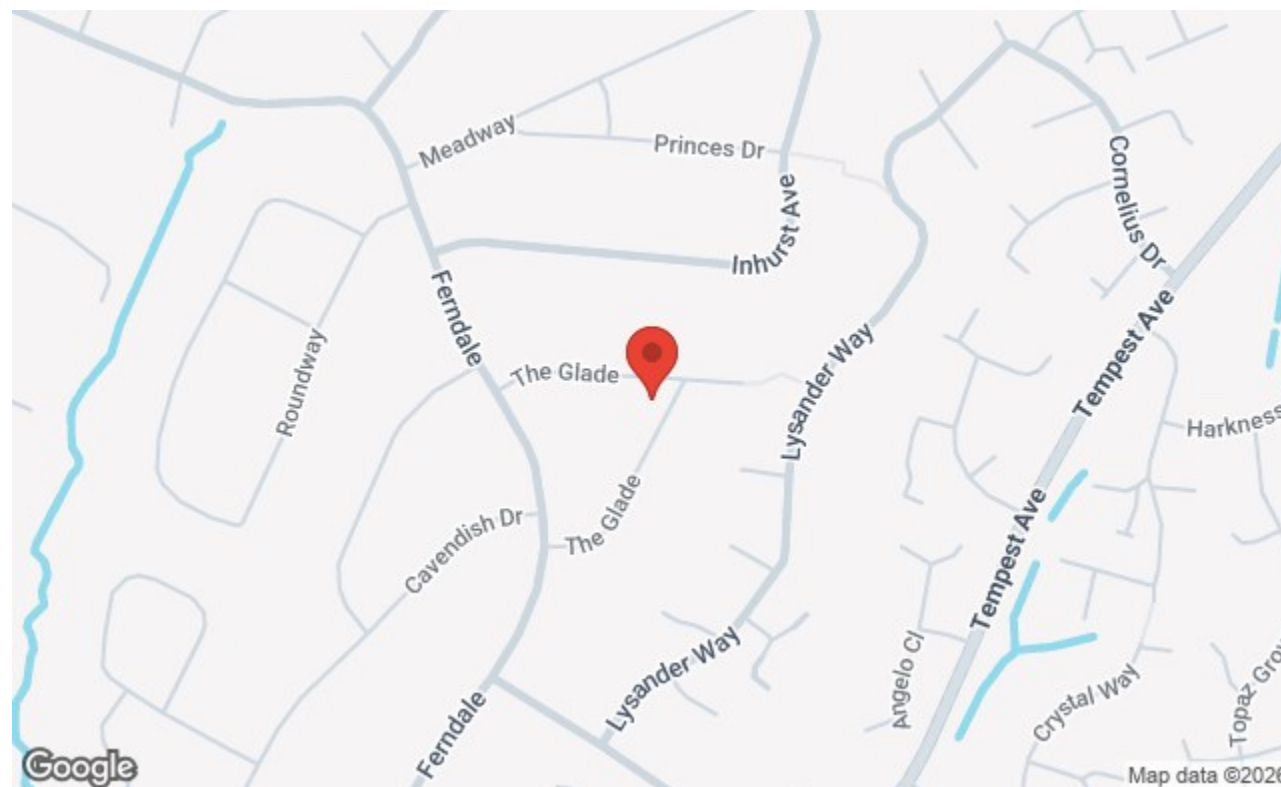


Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Taylor Hill & Bond. REF: 1235174



HIGHLIGHTS

- Versatile Blended Family Living
- Modernised Detached Home
- Open Plan Kitchen/Family Room
- Snug Lounge with Pocket Doors
- Four Good Size Double Bedrooms
- Large Driveway for Several Cars
- South Facing Private Rear Garden
- Requested Locality in Waterlooville
- Double Garage

Located in a desirable & requested position within Waterlooville, this stunning four/five-bedroom home offers the perfect blend of comfort, style, and flexibility, ideal for a growing or blended family. Having been renovated throughout within the last two years, the spacious interior features a light-filled open-plan living arrangement, with sleek contemporary finishes and a fully equipped kitchen. The south-facing rear garden ensures plenty of natural sunlight throughout the day, creating a peaceful outdoor retreat for family gatherings and relaxation. Whether you're looking for a home office, a guest suite, or room for extended family, this property provides endless possibilities to suit your lifestyle.

Welcoming you inside, the entrance hall leads to a practical downstairs shower room and the versatility of a home office that could also work perfectly as a fifth bedroom, or multi-generational living. The utility room is a highly practical use of space to ensure the facilities can be closed off from the connected open plan family spaces. With a beautifully decorated sitting room to the front aspect, this space can be

enjoyed both independently or inclusively to the kitchen and dining room by the cleverly considered inclusion of pocket doors. The kitchen is abundantly spacious and has been immaculately designed to reflect modern elegance including a range of high specification NEFF integrated appliances such as dishwasher, full size fridge & freezer, two single ovens, gas hob & stylish ceiling extractor over the centralised island with seating.

Upstairs, there are four well-sized bedrooms, including a luxurious primary suite with vaulted ceiling, ample storage and generous en-suite bathroom facilities. Bedrooms two and four share a Jack and Jill style bathroom. Bedroom three is another comfortable double space with a private ensuite shower room.

Externally, the South facing rear garden is private with fenced surround with courtesy door into double garage.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



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PROPERTY INFORMATION

SITTING ROOM
13'0" x 11'5" (3.97 x 3.50)

DINING ROOM
28'5" x 9'8" (8.68 x 2.95)

KITCHEN/FAMILY ROOM
20'10" x 14'2" (6.37 x 4.33)

UTILITY
12'7" x 6'5" (3.84 x 1.97)

HOME OFFICE/BEDROOM FIVE
16'8" x 7'8" (5.10 x 2.36)

BEDROOM ONE
16'11" x 14'3" (5.18 x 4.35)

BEDROOM TWO
12'11" x 10'5" (3.95 x 3.18)

BEDROOM THREE
14'3" x 7'6" (4.35 x 2.31)

BEDROOM FOUR
9'3" x 8'0" (2.83 x 2.45)

DOUBLE GARAGE
17'1" x 15'8" (5.21 x 4.80)

COUNCIL TAX 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 contact 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 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		
(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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