



Erica Close, Waterloooville PO8 9BB

welcome to

Erica Close, Waterloooville

Spacious four-bedroom detached bungalow in a quiet cul-de-sac, featuring a modern kitchen, open-plan living, conservatory, en-suite master, garage, and private garden. Close to amenities, schools, and transport links.

Entrance Porch

Leading to hallway

Dining Area

11' 6" max x 9' 3" (3.51m max x 2.82m)

Open plan, leading to sitting room. Radiator. Door to kitchen.

Sitting Room

15' 5" x 11' 11" (4.70m x 3.63m)

Sky lantern. Double glazed to rear aspect. Electric fireplace. Radiator. Doors to conservatory.

Conservatory

17' 2" x 9' 3" (5.23m x 2.82m)

Double glazed to side aspect. Radiator. Spotlights. Carpeted. Doors to rear garden.

Kitchen

11' 1" x 9' 3" (3.38m x 2.82m)

Double glazed to rear aspect. Radiator. Sink. Oven and hob. Dishwasher. Wall and base units. Door to Utility Room.

Utility Room

11' 1" x 5' 3" (3.38m x 1.60m)

Wall units. Space for appliances. Radiator. Door to rear garden.

Bedroom One

13' 11" Max x 16' 6" Max (4.24m Max x 5.03m Max)

Double glazed to front aspect. Radiator. Fitted wardrobes. Door to:

Ensuite Bathroom

Low level W/C and sink unit. Shower.

Bedroom Two

11' 11" x 9' 9" (3.63m x 2.97m)

Double glazing to front elevation. Radiator.

Bedroom Three

9' 7" x 8' 8" (2.92m x 2.64m)

Double glazed to side aspect. Radiator.

Bedroom Four

12' x 8' 1" (3.66m x 2.46m)

Double glazed to side elevation. Radiator.

Family Bathroom

Double glazing to side aspect Towel radiator. Low level W/C. Wall basin. Shower over bath.

Garage

Electric roller door to front aspect. Side door. Power and lighting.

Outside

Front Garden

Driveway for multiple cars. Shrubbery border to front. Gated side pedestrian access

Rear Garden

Patio area. Lawn. Mature shrub borders



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.focalagent.com



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Erica Close,
Waterlooville

- Four-bedroom detached bungalow
- Quiet cul-de-sac location
- Driveway and garage
- Private rear garden with patio
- Modern kitchen and utility room

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price
£525,000



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Property Ref:
WLV109371 - 0003

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