



£415,000

Birkbeck Close

Berewood, PO7 3DP

PROPERTY SUMMARY

Located on the very popular Berewood development close to Waterlooville town centre, we are delighted to offer for sale this very well presented and spacious 4 bedroom semi detached property in Birkbeck Close. This wonderful family home is sure to attract immediate interest and internal viewings are very strongly advised. The property has a large number of benefits including 4 well-proportioned bedrooms arranged over 2 floors, 2 bathroom suites, modern kitchen/diner, lounge and additional WC. Externally there is a garage and driveway providing off road parking and a good sized low maintenance rear garden. The property has the additional benefit of the remainder of the NHBC 10 year warranty. To arrange your viewing and avoid disappointment contact us as sole agents today!





ENTRANCE HALL Radiator, under stairs cupboard, utility cupboard with plumbing for washing machine, stairs to first floor, doors to:

WC Window to front aspect, radiator, hand wash basin, W.C, extractor, spot lighting.

KITCHEN/DINER 14' 4" x 9' 3" (4.37m x 2.82m) Window to front aspect, radiator, fitted kitchen with full range of cupboards, units and work surfaces incorporating sink unit, built in double oven, hob and extractor, integrated dishwasher, fridge and freezer, spot lighting.

LOUNGE 17' 1" x 11' 9" (5.21m x 3.58m) Windows and double doors to rear garden, radiators.

FIRST FLOOR LANDING Stairs to second floor, airing cupboard, doors to:

BEDROOM 2 15' 6" x 9' 0" (4.72m x 2.74m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 3 11' 2" x 9' 0" (3.4m x 2.74m) Window to front aspect, radiator.

BEDROOM 4 9' 9" x 7' 9" (2.97m x 2.36m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, panelled bath with shower over, hand wash basin, W.C, spot lighting.

SECOND FLOOR LANDING Two sets of storage cupboards, access to eaves storage housing boiler, radiator, door to:

BEDROOM 1 20' 7" x 13' 5" (6.27m x 4.09m) Window to front aspect, radiator, storage cupboard, built in wardrobes, door to:

ENSUITE Window to rear aspect, heated towel rail, shower, hand was basin, W.C, spot lighting.

OUTSIDE

REAR GARDEN Gated side access, large area laid to artificial lawn, patio area, outside light, tap.

FRONT GARDEN Landscaped frontage, driveway leading to:

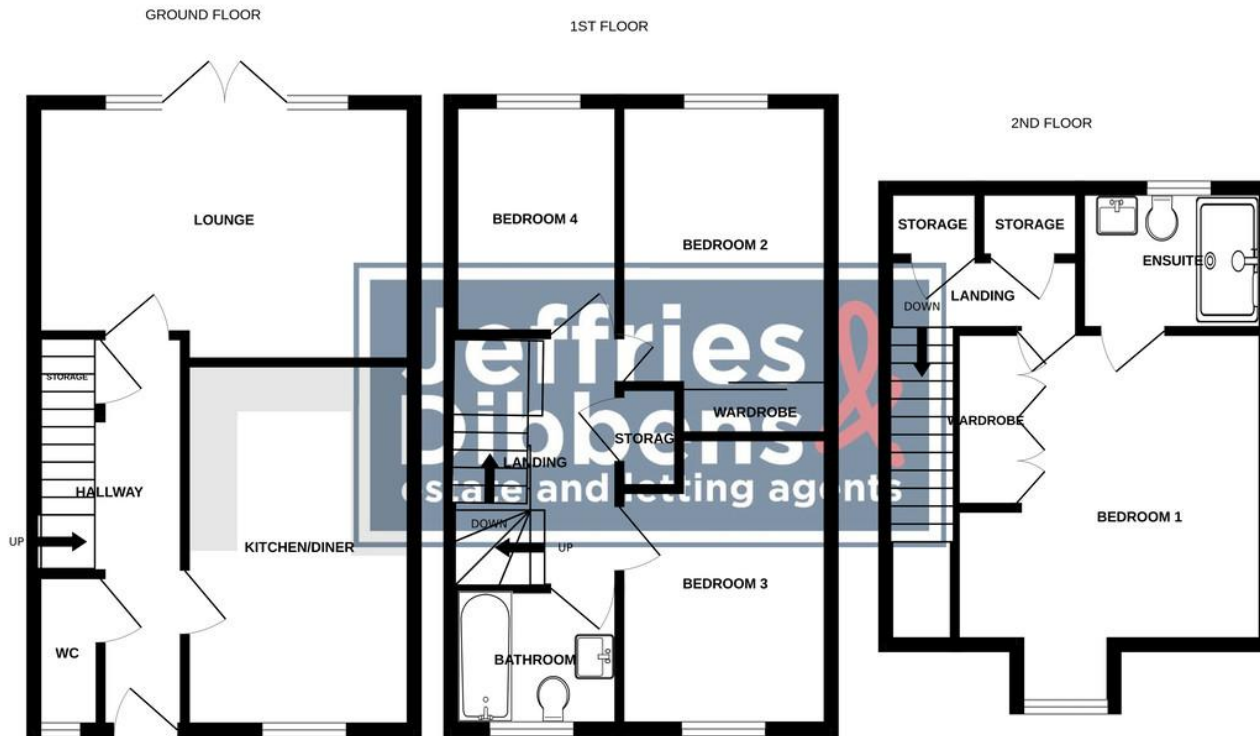
GARAGE Up and over door, light and power.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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