





Guide price £625,000

# 17 Lower Bere Wood

Waterlooville, PO7 7NQ

- FIVE BEDROOM DETACHED FAMILY HOME
- WALKING DISTANCE TO WATERLOOVILLE TOWN CENTRE
- POTENTIAL TO CREATE ANNEXE SHOWER ROOM
- MODERN KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM
- GENEROUS SOUTHERLY ASPECT REAR GARDEN
- LARGE GROUND FLOOR ANNEXE/BEDROOM CONVERSION
- TWO BATHROOMS
- DRIVEWAY PARKING AND REMAINING GARAGE STORE SPACE

Located within close proximity to Waterlooville town centre, this spacious four bedroom detached family home occupies a generous plot and enjoys a delightful southerly aspect rear garden, making it an ideal property for growing families seeking versatile accommodation in a convenient setting.



The property is approached via a driveway providing ample off-road parking and leads to the former double garage, which has been thoughtfully part converted to create a substantial ground floor bedroom currently utilised as an annexe. This versatile space offers excellent potential for multi-generational living, guest accommodation or a home business, with the remaining garage area retained as a useful store and offering further scope to create a shower room or additional facilities subject to any necessary consents.

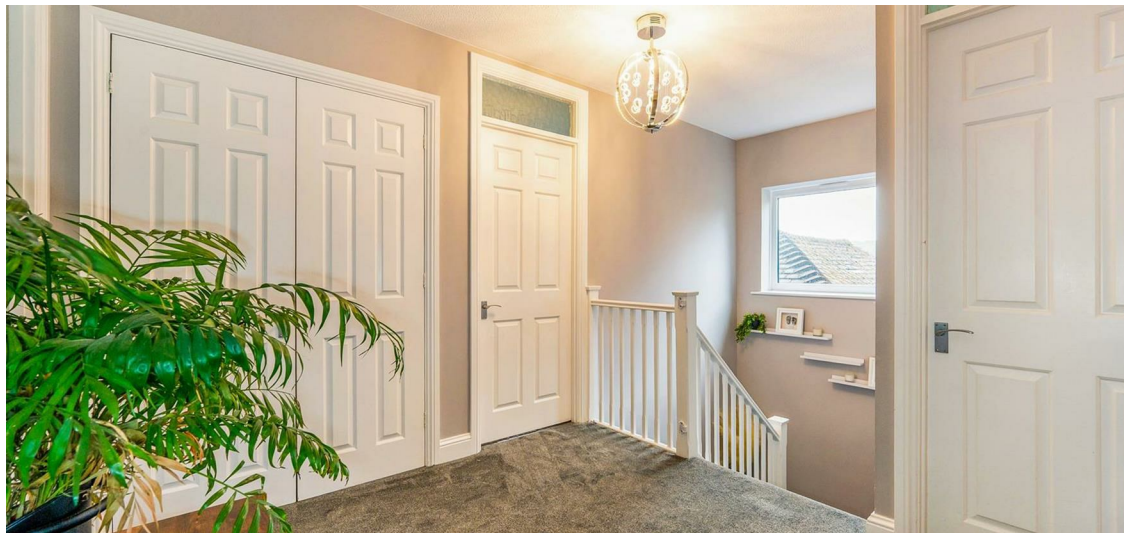
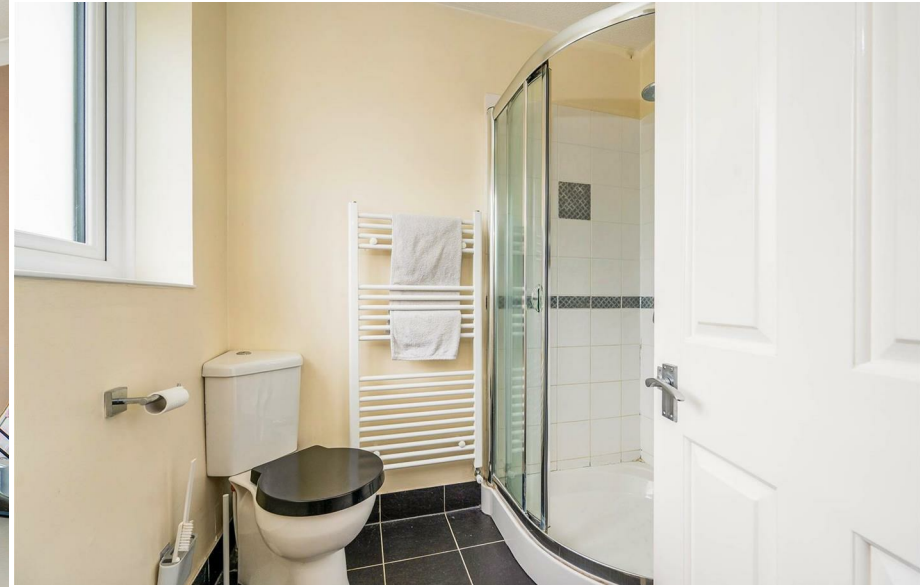
Internally, the home is well presented throughout and offers bright and spacious accommodation extending to approximately 1,874 sq ft including the garage/store. The welcoming entrance hall provides access to the principal ground floor rooms, including a generous sitting room with feature fireplace opening through to the dining room, creating an excellent entertaining and family space. The modern kitchen/breakfast room overlooks the rear garden and is fitted with a range of contemporary units complemented by integrated appliances and breakfast seating, with a separate utility room providing further practicality. To the rear, the conservatory enjoys pleasant views across the garden and offers an additional reception area filled with natural light. A separate study to the front of the property creates an ideal work-from-home space.

On the first floor, a spacious landing leads to four well proportioned bedrooms and the family bathroom. The principal bedroom is particularly impressive, offering excellent floor space and fitted wardrobes, while the remaining bedrooms are all suitable for family use or home office requirements.

Outside, the southerly aspect rear garden provides a wonderful space for both relaxation and entertaining, with a generous lawn, mature planting and patio seating areas creating a high degree of privacy and enjoyment throughout the day.

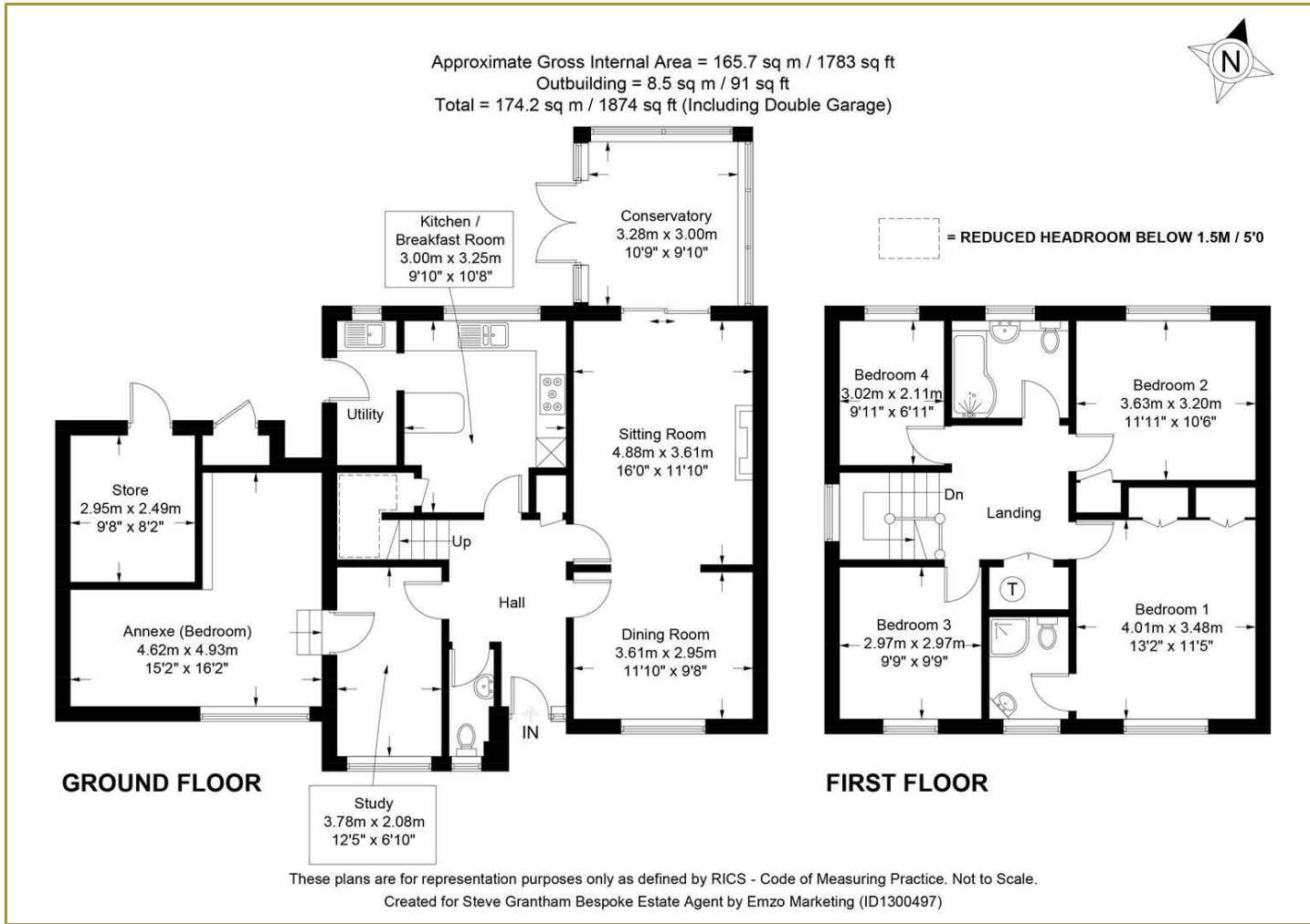
Properties offering this level of versatile accommodation in such a convenient location are rarely available and early viewing is highly recommended.



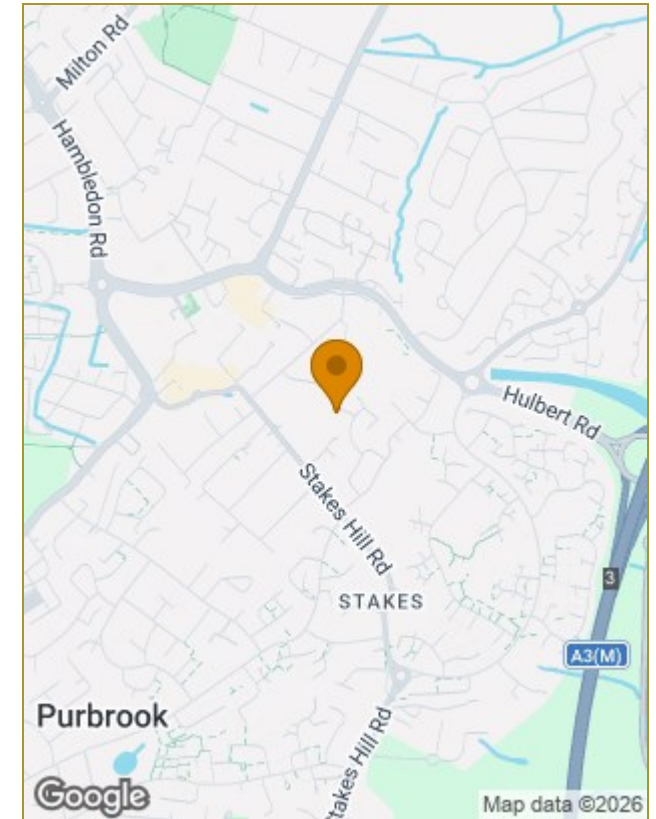




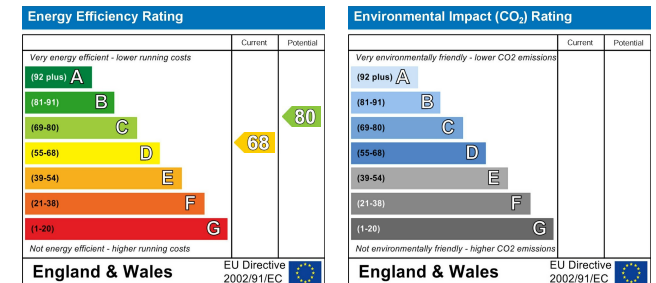
# Floor Plans



# Location Map



# Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.