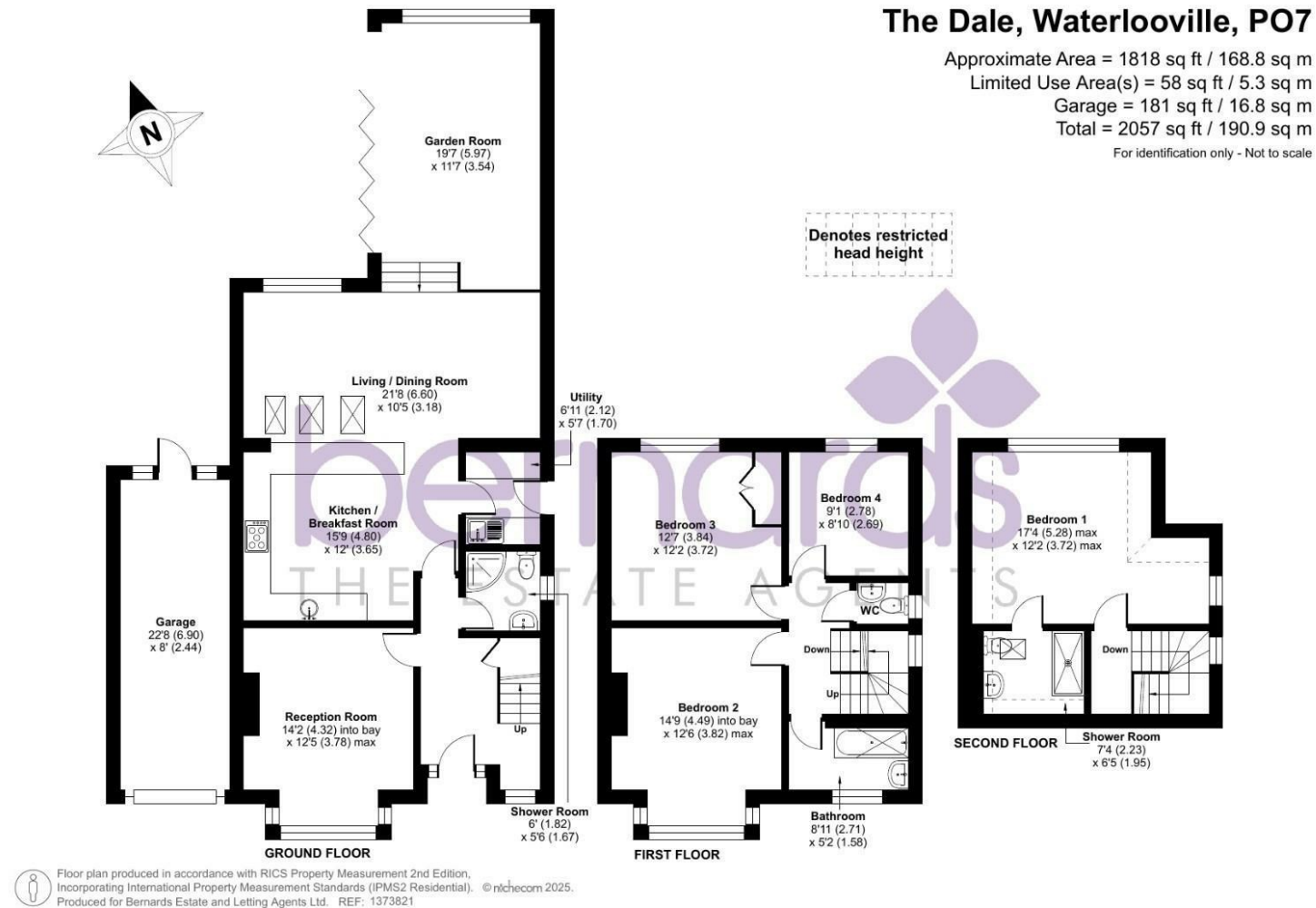




Offers In Excess Of £700,000

The Dale, Waterlooville PO7 5DB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ EV CHARGING POINT
- ❖ THREE BATHROOMS
- ❖ KITCHEN DINER
- ❖ GARDEN ROOM
- ❖ LARGE GARDEN
- ❖ SOUGHT AFTER LOCATION

Nestled in the charming area of The Dale, Waterlooville, this unique and stunning detached family home is a true gem. With an impressive layout spread over three floors, this property boasts an abundance of space and modern features, making it perfect for family living and entertaining.

Upon entering, you are greeted by two inviting reception rooms. The separate reception room at the front of the house provides a warm and cosy atmosphere, ideal for those chilly winter evenings spent with loved ones. The heart of the home is undoubtedly the split-level kitchen and family area, designed for gatherings and socialising, which leads onto the garden room with bi-fold doors giving access to the beautiful large garden.

The first floor comprises three well-proportioned bedrooms, complemented by a family bathroom and a separate W/C, ensuring convenience for all. Ascending to the top floor, you will discover a further bedroom complete with an en-suite bathroom. This private retreat offers breathtaking views of Butser Hill, providing a serene backdrop to your daily life.

This property is not just a house; it is a home that has been thoughtfully designed and beautifully finished. Viewing is highly recommended to fully appreciate the charm and elegance this residence has to offer. Don't miss the opportunity to make this stunning property your own.



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

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 make contact with you 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 worldly 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!

RECEPTION ROOM

14'2" x 12'4" (4.32 x 3.78)

KITCHEN/BREAKFAST ROOM

15'8" x 11'11" (4.80 x 3.65)

LIVING/DINING ROOM

21'7" x 10'5" (6.60 x 3.18)

GARDEN ROOM

19'7" x 11'7" (5.97 x 3.54)

GARAGE

22'7" x 8'0" (6.90 x 2.44)

BEDROOM ONE

17'3" x 12'2" (5.28 x 3.72)

BEDROOM TWO

14'8" x 12'6" (4.49 x 3.82)

BEDROOM THREE

12'7" x 12'2" (3.84 x 3.72)

BEDROOM FOUR

9'1" x 8'9" (2.78 x 2.69)

BATHROOM

8'10" x 5'2" (2.71 x 1.58)

SHOWER ROOM

7'3" x 6'4" (2.23 x 1.95)



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	72	77
England & Wales		

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